

Richard Hindley

From: Peter & Michele Brown <argyle2@bigpond.com>
Sent: Monday, 9 February 2026 5:54 PM
To: Richard Hindley
Subject: RE: Proposed 'Reception Centre' and 10 Tourist Accommodation (Eco Tents) at 43 Horse Hill Road, Bremer Bay

Hi Richard,

Thank you for your email and all the information.

Presuming that the Shire will apply all the appropriate guidelines in running this sort of business, on a rural block, within the Point Gordon natural environment-
Peter and I support the proposed reception centre and tourist accommodation, for 10 Eco Tents, and wish the proprietors all the best in their new business.

Kind regards,
Michele
P & M Brown
0429637228

From: Richard Hindley <planning@jerramungup.wa.gov.au>
Sent: Monday, 9 February 2026 1:50 PM
To: argyle2@bigpond.com
Subject: Proposed 'Reception Centre' and 10 Tourist Accommodation (Eco Tents) at 43 Horse Hill Road, Bremer Bay

Hi Michele and Peter,

Please find attached details of an application that is out for public comment for a proposed 'Reception Centre' and 10 Tourist Accommodation (Eco Tents) at 43 Horse Hill Road, Bremer Bay.

Comments on the application are due by close of business on the 2nd March 2026.

Regards



Richard Hindley
Manager of Development

P 08 9835 1022

M 0499 351 108

www.jerramungup.wa.gov.au

www.facebook.com/Jerramungup/

8 Vasey Street | Jerramungup WA 6337 |

Mon to Fri 8:30 - 4:00

**Matt Stuart** <matt@townplanningadvice.com.au>

Fw: DA

Isaac Baum <isaac.baum@outlook.com>
To: Matt Stuart <matt@townplanningadvice.com.au>
Cc: Brodie Baum <brodie@thebibapproach.com.au>

10 February 2026 at 11:29

Morning Matt.
Local caravan park bremer bay beaches on the way to our place.
Have contacted most businesses so just getting them through.
Thanks

Regards,
Isaac Baum

From: Keryn Dent <admin@bremerbaybeaches.com.au>
Sent: Tuesday, February 10, 2026 11:27 am
To: Isaac Baum <isaac.baum@outlook.com>
Subject: Re: DA

Hi Issac

Thank you for sending the information for the proposed development of your property Salt Cove.
I have no objection to this development project in its current form.

Kind regards

David Harder

Bremer Bay Beaches Resort Tourist Park

333 Wellstead Rd Bremer Bay WA 6338



E: admin@bremerbaybeaches.com.au

On Mon, 9 Feb 2026 at 12:08, Isaac Baum <isaac.baum@outlook.com> wrote:

Hi Dave
Appreciate your time on the phone.
Here is the mud-map for our development.
We appreciate any support either to us or direct to the shire.

Regards,
Isaac Baum

Richard Hindley

From: Matt Bowen
Sent: Thursday, 12 February 2026 10:02 AM
To: Richard Hindley
Subject: Fw: Issaac Baum - DA for Weddings & Accommodation

Hi Richard

Please find email below from David at Beaches Caravan Park.

Matt Bowen
Building Surveyor
Shire of Jerramungup

0408 172 127
Mattbowen@jerramungup.wa.gov.au

From: Keryn Dent <admin@bremerbaybeaches.com.au>
Sent: Wednesday, February 11, 2026 5:04:42 PM
To: Matt Bowen <mattbowen@jerramungup.wa.gov.au>
Subject: Issaac Baum - DA for Weddings & Accommodation

You don't often get email from admin@bremerbaybeaches.com.au. [Learn why this is important](#)
Good Afternoon Matt

I am writing to formally withdraw the support I previously expressed regarding the proposed development at Salt Cove by Isaac Baum.

At the time I provided my initial response, I had only been given one page of the proposal and was not provided with the full scope of the planned development. I have since become aware that the project includes the development of caravan sites, which was not disclosed to me earlier.

This additional information places the proposal in direct conflict with my own interests.

As such, I do not support the development, and I wish to have it officially noted that I rescind all support previously given.

Kind regards

David Harder

Bremer Bay Beaches Resort Tourist Park

333 Wellstead Rd Bremer Bay WA 6338



E: admin@bremerbaybeaches.com.au

To whom it may concern,



I am writing to you on behalf of 'The Local Native Catering Company' a local Bremer Bay based catering business to express our full support for the Wedding Venue Salt Cove owned by Issac and Brodie Baum and for their low impact, eco-friendly glamping accommodation proposed development.

Over the past two years we have been privileged to cater several beautiful weddings and events at Salt Cove, and we have firsthand seen the positive contribution the venue makes to our small coastal tourist town. The proposed addition of sustainable glamping accommodation for wedding couples and their guests is, in our view a thoughtful and well aligned enhancement to the already existing offers. Also, a great opportunity to showcase our beautiful coats line and promote this rare, beautiful, untamed south coastal town that we call home.

As a local business, we also recognise the wider economic benefits. Weddings, functions and retreats bring valuable year-round trade to our town, supporting caterers and other food business not just us plus businesses like florists, photographers, accommodation providers and many other local suppliers. By strengthening the venue's appeal through sustainable overnight options, this development would help maintain and potentially extend the wedding season, supporting stable employment and continued investments in our community.

Importantly, from our experience working closely at the venue, the management team has demonstrated professionalism, solid environmental awareness, and respect for neighbours and the surrounding landscape. We are confident that any development undertaken will be managed responsibly and sensitively.

In summary we believe this proposal represents a sustainable, low-impact enhancement that will benefit wedding couples, local businesses and the wider community while aligning with the character of our picturesque coastal town.

We respectfully ask that you give this application favourable consideration.

Sincerely

Daniel Hill & Sarah Hall – Head Chefs and Company Directors

The Local Native Catering Company
1 Horse Hill Rd, Bremer Bay WA 6338
Date 12-2-2026

Daniel Hill Sarah Hall
 



Matt Stuart <matt@townplanningadvice.com.au>

Fw: WEDDING VENUE

Isaac Baum <isaac.baum@outlook.com>
To: Matt Stuart <matt@townplanningadvice.com.au>

14 February 2026 at 10:28

Regards,
Isaac Baum

From: Elise <elise@theroadhousebremerbay.com.au>
Sent: Saturday, February 14, 2026 10:19:38 AM
To: isaacbaum <isaac.baum@outlook.com>; brodie <brodie@thebibapproach.com.au>
Subject: WEDDING VENUE

Hello Isaac & Brodie,

Thank you for reaching out.

The Roadhouse would like to state that we approve of your business, Hosting Weddings.

The weddings have brought many more people to town, which means that The Roadhouse is busier, during our off season.

Being notified when weddings are happening, have helped us ensure that we have enough staff on for the weekend and we have enough fuel on hand.

Regards

Elise Collins & Owen Roberts



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111K



Matt Stuart <matt@townplanningadvice.com.au>

Fw: Letter of Support

Isaac Baum <isaac.baum@outlook.com>
To: Matt Stuart <matt@townplanningadvice.com.au>

12 February 2026 at 08:58

Morning Matt
Bremer bay breakaways manage quite a few air bnb's in town.
Cheers

Regards,
Isaac Baum

From: Bremer Bay Break Aways <office@breakaways.com.au>
Sent: Thursday, February 12, 2026 8:56:12 AM
To: isaac.baum@outlook.com <isaac.baum@outlook.com>; Brodie Baum
<brodie@thebibapproach.com.au>
Subject: Letter of Support

To Whom It May Concern,

I am writing to express my full support for Isaac & Brodie Baum and their vision for Salt Cove in Bremer Bay.

Their plans to host weddings & glamping experiences will bring new visitors to our town and has already further enhanced Bremer Bay's reputation.

As the owner of Bremer Bay Breakaways, I have already seen the positive effects from the weddings Isaac and Brodie hold, with many guests choosing to stay in local accommodation through my business. Their events generate valuable tourism and support surrounding operators, creating real benefits for the wider community.

I see their venture as a positive addition to our local tourism, complementing existing accommodation and hospitality businesses while creating opportunities for collaboration across the community.

I congratulate Isaac and Brodie on their initiative and am fully supportive of their exciting plans for Salt Cove.

Kind regards,
Madeline Joy
Bremer Bay Breakaways
Bremer Bay

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Kind Regards
Maddie Joy
Bremer Bay Breakaways
0427 582 522

The Bremer Bay Resort
Melray Resort Pty Ltd
ABN 75098369753
1 Frantom Way
BREMER BAY WA 6338
08 9837 4133
0428 634 075
mel@bremerbayresort.com.au
bremerbayresort.com.au



Letter of Support – Isaac & Brodie Baum, Salt Cove

To Whom It May Concern,

We are writing to formally express our strong support for Isaac and Brodie Baum and their exciting vision for Salt Cove Bremer Bay.

As the owners of The Bremer Bay Resort, we understand firsthand the importance of quality tourism experiences to the sustainability and growth of our town. Isaac and Brodie's plan to host weddings, glamping experiences, and other wellness activities at Salt Cove represents an important and valuable addition to the Bremer Bay community.

Salt Cove Bremer Bay offers a truly exceptional setting, with its breathtaking ocean views and natural surroundings providing a first-class venue for weddings and intimate gatherings. Their intention to also host health and wellness programs and events, and other immersive experiences will attract a diverse range of visitors seeking meaningful and nature-based escapes.

This venture will bring new visitors to Bremer Bay, extend length of stay, and further strengthen our reputation as a premium regional destination. Their business will work to complement our business. While Salt Cove will provide a unique event and retreat space, The Bremer Bay Resort offers motel accommodation, dining facilities, and a bottleshop that can support guests and event attendees. We see this as a collaborative opportunity that benefits not only our respective businesses but the broader community, including local suppliers, trades, hospitality providers, and property owners.

Our residence (Gneiss Hill Road) is located close to Salt Cove, we are fully supportive of their plans and confident that Isaac and Brodie will operate their venue responsibly and with great care for the environment and community.

We congratulate Isaac and Brodie on their initiative, vision, and commitment to enhancing Bremer Bay's tourism offering. We wholeheartedly support their proposal and wish them every success with this exciting venture.

Yours sincerely,

Mel Joy
Director
Bremer Bay Resort



Matt Stuart <matt@townplanningadvice.com.au>

Fw: Wedding venue

Isaac Baum <isaac.baum@outlook.com>
To: Matt Stuart <matt@townplanningadvice.com.au>
Cc: Brodie Baum <brodie@thebibapproach.com.au>

10 February 2026 at 12:21

Bremer Bay Brewery

Regards,
Isaac Baum

From: Zane Mitchell <deepsouthcc@gmail.com>
Sent: Tuesday, February 10, 2026 12:08 pm
To: isaac.baum@outlook.com <isaac.baum@outlook.com>
Subject: Wedding venue

To whom it may concern,

We are happy to supply this letter of support for Isaac and Brodie in relation to their wedding venue on Point Henry in Bremer Bay. As the owners of Bremer Bay Brewing Co we believe that their venture compliments many other businesses in our growing town. It does so by bringing in larger groups who spend at all the businesses in town while they are here. This is trade we would not have if the weddings were held in another tourist town.

Zane Mitchell
Bremer Bay Brewing Co

Shire of Jerramungup

To whom it may concern,

RE: LETTER OF SUPPORT – PROPOSED WEDDING VENUE WITH ECO GLAMPING TENTS

I am writing as a local business owner within the Shire of Jerramungup to express my support for Isaac and Brodie Baum in their proposal to establish a wedding venue at Salt Cove, Bremer Bay, incorporating eco glamping accommodation.

As a business operating in Bremer Bay, I recognise the significance of developments that attract visitors to the area, provided they respect the natural environment and bolster the local economy. This proposal is a well-thought-out opportunity to enhance sustainable tourism and diversify the town's offerings, all while maintaining the environmental values and character that both residents and visitors cherish in this unique part of the south coast.

The proposed wedding venue and eco glamping tents will encourage event guests to extend their stays within the Shire. This, in turn, will increase patronage of local businesses, including catering services, accommodation providers, retail outlets, and hospitality venues. Destination-based tourism of this nature is especially valuable for regional communities and supports the ongoing economic resilience of the area.

The eco glamping model offers low-impact, temporary accommodation that complements the local landscape. It minimises the need for permanent infrastructure, reduces environmental disturbance, and allows for effective site rehabilitation if required. On-site accommodation also lessens late-night travel and reduces traffic movements, enhancing safety for both guests and the broader community.

In my view, this proposal aligns with the Shire of Jerramungup's goals of supporting sustainable development, fostering local employment, and ensuring responsible land use. With suitable management and operating conditions, the wedding venue and eco glamping tents will be a positive and complementary addition to the region.

I strongly support this application and encourage the Shire to give it favourable consideration.

Yours sincerely,



Narelle Wessling
Local Business Owner

10th February 2026

Peter and Elizabeth Tozer
40 Magpie Rise
Bremer Bay W.A. 6338
0428374044
tozer@shortbeach.net

Richard Hindley,
Manager of Planning
Shire of Jerramungup,
8 Vasey Street
Jerramungup WA 6337

24 February 2026

'Salt Cove' 43 Horse Hill Road Lot on plan P257537 112

Dear Richard,

This submission to council is to oppose the broad scope of the **'Proposed Wedding & Short-Stay Accommodation Development Application-Town Planning Report 2 February 2026.'**

In the Jerramungup TPS(2) it states that an objective of the Rural Residential (RR) Zone at Pt Henry is to Quote:

1. ... "to facilitate the creation of *quality rural-residential retreats* in a scenic coastal area," which I believe should be read in conjunction with this proposal on a rural zoned allocation as it is adjacent to, and would impact on these now developed residential lots, we share a long boundary with lot 112.

The residents of these RR housing blocks have extra conditions to comply with, ie: specific building requirements, prohibits excessive clearing, most commercial/development activities are excluded, no rural home businesses or rural pursuits. We agreed to these because we wanted to live in the ambience of a quite rural residential setting without the usual noise and bustle of town living.

About 18 months ago in an initial conversation with the Proposers Isaac and Brodie Baume I indicated I did not have a problem with their proposed wedding reception venue, as this would not include overnight stays. I stand by that comment.

Most of the work done by the consultants gathered for the proposal only addresses the wedding venue and Glamping tents, however the envisaged development is a lot bigger than that.

Initially, I believe, it will have ten eco-tents, a wedding venue, and the infrastructure to facilitate that, with an entry off Horse Hill rd. I could endorse the proposal *in principle* if that was the final full extent of development.

We take issue with the following on the limited information provided:

The expansion in the plans is to also have at least twelve caravan bays, as indicated on the map in the proposal. If and when these bays are constructed, and available for tourists (I believe some bays are already there from previous camping stays on the Lot) then some concerns become apparent.

Ref: SHIRE OF JERRAMUNGUP LOCAL PLANNING POLICY NO 6 – TOURIST
ACCOMMODATION 6

1. Traffic management LPP6 6.5
2. Bushfire risk
3. The ambience of the neighbouring property owners LPP6 6.4
4. Future expansion
5. The precedent it sets.

Traffic management:

For an emergency evacuation, (In the Bushfire Management Plan of the Project (BMP) 5.4.1.2 A3.4 and 5.4.1.4) there are tracks that lead onto the Northern firebreak and ultimately Magpie Rise. (The plans on the map show Magpie Rise is to be extended.) There are too many unauthorized vehicles on this firebreak now, even although the Shire and DEFES have tried to discourage it by signage and chains across the entry/exit points. With a potential of 20 to 30 vehicles on the lot at any given time, (10 eco-tents and 12 caravan bays, staff and the owners) it is an obvious short-cut to Short Beach and beyond. With each tourist venturing out on average 3 times a day, 6 traffic movements per vehicle by 20 vehicles is 120 traffic movements. Many will explore the firebreak. This break is on private land, and because of that, some dwellings are very close to, and are exposed to this break. I do not think the developers can give a cast iron guarantee that the fire-break and Magpie Rise will be accessed in an emergency only. The same equation applies to Horse Hill Rd. We are sure these residents did not decide to buy on peaceful no through roads in a rural residential zone, expecting to be faced with these potential traffic numbers and the associated noise and dust.

Bushfire Risk

There is no provision for the potential risk of fire with the campsites.

The Developer's Bushfire Management Plan 5.3.3

Element 4: *"The planning proposal is for a 'camping ground' vulnerable land use development. The required water supply dedicated to firefighting purposes is to be determined at the discretion of the local government and this will be complied with. Evidence is provided of the determined requirements and is presented as an Addendum in this BMP;"*

This does not address the fact that; with secluded bays and no line of site from management, it would be impossible to police what should be, a definite NO open flame policy. I cannot see a no fire (no open flame) policy in the proposal. I have smelt smoke from these campsites when campers have been onsite previously.

Ambience of Point Henry Rural residential lots.

The precedent of this planned development will have an impact on the whole of Point Henry, and its future development, not just the adjoining landholders who have been made aware of it.

As stated at the beginning: In the Jerramungup TPS(2) it states that an objective of the Rural Residential Zone at Pt Henry is to: facilitate the creation of quality rural-residential retreats in a scenic coastal area.

1. This cannot be maintained with the increased traffic flow.
2. Privacy will be impacted for the 6 residents living with the firebreak as a boundary for reasons stated before.
3. Developer's Planning and Framework 3.2 states: *Acoustic Report has not been prepared.* I think this is an oversight, as we currently hear weddings now, and we are not only nearby residential building, however we are the only one identified in the Proposal, I admit not loudly (yet) but the development is in its infancy and neighbours have previously seen campsites and heard campers from their backdoor, and the increased volume of traffic is surely a noise consideration.

Future expansion;

There is potential with this large 40ha site, to significantly expand the development, with no guarantee that the number of Eco-tents or caravan bays will not increase in future - Or that the site will not be subdivided/wholly sold, to another developer, with permissions already in place, to construct even more caravan bays to make the venture a worthwhile investment.

The owners have expressed their desire to fully expand the development potential of the 100 acres of the lot in an interview. <https://togetherjournal.com/salt-cove-bremer-bay/>

Setting a Precedent:

Further to the above, there are more rural lots available here, one adjacent to the current project, and I would not wish to see others viewing this as a precedent, and so consider more inbuilding/development/commercial investments on a similar or larger scale, thereby changing the dynamics of what was designed to be an alternative to town living, and a tree change on larger lots moulded into the beautiful surrounds of Point Henry. We believe any expansion could destroy the ambience of the area that the residents moved here to enjoy.

I appreciate the fact that Isaac and Brodie have contacted me, they told me of their plans, and we amicably discussed my concerns.

I am happy to meet with you and/or any of the stakeholders together to answer questions and to clarify any of my concerns so as to move forward to an amicable solution.

With the limited information provided, I support the couple *in principle* in their endeavour to create a wedding venue and eco-tent, meditation tourist venue if all relevant Liquor and by-laws can be satisfied.

I do not support the scale expressed in the Development Proposal, which lacks detail, but also includes the secluded caravan bays, the potential opening of Magpie Rise and multiple access tracks to the firebreak, all this sets a precedent for others, that would impact the lifestyle of those that chose to live here.

Kind regards,
Peter Tozer



Jennifer Yeo

37 Magpie Rise
Point Henry Peninsula, Bremer Bay WA 6338
jenyeo5@outlook.com
0417 091 840

2 March 2026

Manager of Development

Shire of Jerramungup
PO Box 92
Jerramungup WA 6337

Via email: planning@jerramungup.wa.gov.au

OBJECTION TO PLANNING APPLICATION P26-006 — PROPOSED RECEPTION CENTRE & 10 TOURIST ACCOMMODATION (ECO TENTS) AT 43 HORSE HILL ROAD, BREMER BAY (LOT 112)

I am an adjacent landowner on the Point Henry Peninsula and write to formally object to Planning Application P26-006, submitted by Salt Cove Bremer Bay, for a Reception Centre and 10 Tourist Accommodation (Eco Tents) at 43 Horse Hill Road, Bremer Bay (Lot 112). My submission is made within the advertised period closing 2 March 2026.

I have significant concerns about this proposal and respectfully request that the Shire refuse the application for the following reasons:

1. Permissibility in the Rural Zone

The subject land is zoned Rural under the Shire of Jerramungup Local Planning Scheme No. 2 (LPS2). A Reception Centre is not a use contemplated as permitted or discretionary in the Rural zone under the LPS2 Zoning Table. It is, in effect, a prohibited use ('X') in this zone. Tourist Accommodation may be considered discretionary ('A') only if it is clearly ancillary to an active rural or primary production use on the land. No such rural enterprise is evident from the application materials.

The proposal as presented appears to be primarily a commercial hospitality and events operation, not an activity that is incidental or secondary to legitimate rural land use. Approving this application without a scheme amendment would set a significant and inappropriate precedent for the rural zoning of land in this locality.

2. Conflict with Rural Zone Objectives (Clause 4.2 and 5.25, LPS2)

The objectives of the Rural zone under LPS2 are to protect agricultural land, maintain rural character, and prevent inappropriate land use conflicts. The proposed development, which includes a reception/function centre capable of hosting weddings and events, together with 10 short-stay glamping-style eco tents, is a high-

intensity, visitor-facing commercial enterprise that is fundamentally inconsistent with these objectives.

The proposal would transform a rural property into a tourism and events hub, which is not a land use compatible with the Rural zone purpose.

3. Amenity Impact on Neighbouring Rural-Residential Properties

The majority of properties on the Point Henry Peninsula, including those adjoining or near the subject site, are zoned Rural-Residential. Owners in this zone have a reasonable expectation of low-intensity, lifestyle-compatible land uses in the surrounding area. The proposed development would generate the following unacceptable amenity impacts:

1. Noise from events, functions, music, and gatherings at the Reception Centre, particularly during evenings and weekends;
2. Increased traffic volumes on Horse Hill Road, a rural road not designed to accommodate large numbers of event vehicles, buses, or caravans;
3. With 40 car parking bays proposed, the development will generate a substantial volume of vehicle movements on Horse Hill Road and the surrounding road network. A venue of this scale — accommodating guests arriving and departing for functions, as well as 10 overnight accommodation units — could reasonably be expected to generate in excess of 40 vehicle entries and exits per day, with multiple movements occurring throughout the day and into the evening. Horse Hill Road is a narrow, unsealed rural road that is wholly unsuited to this level of traffic intensity. No traffic impact assessment has been provided with the application, and the Shire should require one before any approval is considered;
4. The application proposes an entrance via Magpie Rise, a residential street that connects to Short Beach — one of the most valued and heavily used community amenities on the Point Henry Peninsula. Routing commercial event and tourist traffic along Magpie Rise is wholly inappropriate. It would significantly increase traffic volumes on a quiet residential street, create safety concerns for pedestrians and families walking to Short Beach, and degrade the amenity of both the street and the beach precinct. Short Beach is used daily by local residents and visitors for swimming, walking, and recreation, and the introduction of a steady stream of event vehicles and tourist traffic along the access road to the beach would have a serious and lasting negative impact on the character and safety of this area;
5. Light pollution from event lighting, vehicle headlights, and signage at night in what is currently a dark, rural coastal landscape;
6. Loss of residential amenity and peaceful enjoyment for neighbouring property owners;
7. The proposed car parking of 40 bays and a bus bay is indicative of significant commercial-scale patronage entirely out of character with the rural-residential neighbourhood.

4. Bushfire Risk (Clause 5.25 LPS2 and State Planning Policy 3.7)

The Point Henry Peninsula is a bushfire-prone area. The proposal involves placing 10 eco tent structures and a function venue with large public gatherings in a vegetated coastal landscape. Eco tents are fabric-based, semi-permanent structures that are inherently vulnerable in bushfire conditions. I am not satisfied that the application has adequately addressed:

8. Bushfire Attack Level (BAL) ratings applicable to the eco tent locations shown on the master plan;
9. Safe and practical evacuation routes and procedures for guests attending events or staying overnight;
10. Whether the siting of accommodation structures within or near the identified Asset Protection Zones (APZ 2024 as shown on the plan) is consistent with acceptable risk;
11. The adequacy of the bushfire shelter shown on the plans for the number of guests proposed.

5. Wastewater and Effluent Disposal

The site is not connected to reticulated sewerage. A Reception Centre hosting functions and 10 tourist accommodation units will generate significant volumes of wastewater. The plans show multiple leach drain systems, but I am concerned that:

12. The soil and drainage conditions on the Peninsula may not support adequate on-site effluent disposal at the scale proposed;
13. Proximity to Salt Cove and the coastal marine environment creates a risk of nutrient and contamination run-off;
14. The application does not appear to include a formal wastewater management report demonstrating compliance with Department of Health requirements.

6. Visual and Environmental Impact on the Coastal Landscape (Clause 5.13, LPS2)

LPS2 Clause 5.13 requires the Shire to consider the visual impact of development near the coast. Salt Cove and the surrounding coastal vegetation are environmentally and visually significant. A commercial facility with 40 car parks, a bus bay, signage, function buildings, 10 accommodation tents, toilet blocks, and associated infrastructure would have a visible and irreversible impact on this sensitive coastal landscape. I do not consider this impact has been adequately assessed or mitigated.

7. Scale and Future Expansion

The master plan submitted with the application shows extensive 'possible future stage' development including additional caravan rows and a central facilities building. This indicates the applicant's intention to develop a much larger tourist park and events venue over time. The Shire should consider this cumulative intent, not just the immediate footprint, when assessing the proposal's impact on the Rural zone and its neighbours.

Conclusion

For the reasons outlined above, I respectfully but firmly object to Planning Application P26-006. The proposed Reception Centre and Tourist Accommodation are inconsistent with the Rural zone objectives, the character of the Point Henry Peninsula, and the amenity of neighbouring Rural-Residential properties. The application raises unresolved concerns regarding bushfire safety, wastewater management, and coastal environmental impact.

I request that the Shire refuse this application. In the alternative, if the Shire is minded to approve the application, I request the opportunity to be heard at any Council meeting at which this matter is determined, and that I be notified of the outcome.

Yours sincerely,

Jennifer Yeo

37 Magpie Rise

Point Henry Peninsula, Bremer Bay WA 6338

To: Mr Richard Hindley – Town Planning, Shire of Jerramungup
Re: Proposed Development at Salt Cove – Formal Submission

I am writing to provide a formal submission regarding the proposed development at Salt Cove.

I wish to clearly state my objection to the proposal and to outline several concerns relating to planning consistency, transparency, environmental impacts, and past compliance issues associated with this location.

Private and Confidential – Request for Non-Disclosure

I request that my name, contact details, and the contents of this submission remain confidential and are not disclosed to the owners of Salt Cove or to any other parties outside the relevant departments of the Shire of Jerramungup.

This submission is provided on the understanding that my personal information will be protected and used solely for the purpose of assessing the proposed development.

1. Incomplete and Inconsistent Information Provided to Affected Landowners

When initially approached by the proponent, Mr Isaac Baum, I was provided with only a single-page document. Based on that limited information, I indicated that I had no objection to the proposal. It has since become clear that this was not the full or accurate scope of the development.

I have now received the complete scope of the Salt Cove project from a third party—a concerned neighbour—which revealed significant additional components, including caravan sites, that were not disclosed to me.

Further, the one-page document I was given differs from the equivalent page contained in the project prospectus. This inconsistency raises concerns about the transparency and completeness of the information provided to affected landowners. As a result, I formally rescind any prior indication of support and request that this correction be recorded on file.

2. Objection to the Proposed Development

A facility of this nature would be more beneficial to the Bremer Bay community if the existing Sports Club were further developed and more fully utilised, with fewer operational restrictions limiting its use. Strengthening an established community asset would provide broader and more equitable benefit while avoiding the need to introduce new facilities in environmentally and strategically sensitive locations.

Additional accommodation can be valuable during peak periods, when Bremer Bay experiences high visitor demand and existing facilities are often at capacity. However, enabling even greater numbers of visitors during these peak times places further strain on local infrastructure, emergency services, and community resources, all of which already operate under significant seasonal pressure.

Outside of peak periods, accommodation developments of this scale would compete directly with existing providers unless there are specific events or compelling reasons for visitors to travel during off-peak seasons. This dynamic has direct implications for the viability and long-term sustainability of local businesses such as mine, which rely on balanced, predictable visitation patterns rather than oversupply.

As a business owner operating accommodation in the area, the inclusion of caravan sites and additional accommodation within the proposed development directly impacts me commercially and competitively. The scale and nature of the proposal would materially alter the local accommodation market and undermine the stability of existing operators who have invested in the community under the current planning framework.

I acknowledge that the proposed development may have a significant impact on properties located near the site. While some of the concerns raised by neighbouring landowners regarding the reception-centre component do not personally affect me due to the distance of my property holdings from the proposal, other matters—particularly those relating to fire risk and regulatory compliance, are of genuine concern and importance.

These issues extend well beyond individual property boundaries. They have direct implications for the safety and resilience of the wider Point Henry and Bremer Bay area, especially given the region's known bushfire profile, limited emergency access routes, and the regulatory constraints already applied to other landowners, including myself. Ensuring that any development meets contemporary planning, environmental, and fire-safety standards is essential to maintaining the integrity of the locality and protecting both residents and visitors.

3. Bushfire Risk and DFES Considerations

DFES has previously verbally advised that development on my own 100-acre property in the same locality would not be supported due to the significant fire-risk profile of the area. This advice is directly relevant to the current proposal, as it raises questions about how a development of this scale could be considered suitable when similar constraints have been applied elsewhere.

In the event of a bushfire requiring evacuation, a development of this scale would significantly increase the number of people needing to leave the area at short notice.

Bremer Bay does not have any designated evacuation centres, meaning evacuees would need to travel to Jerramungup or Albany. Relocating large numbers of visitors over long distances presents a substantial safety challenge.

Peak-season visitation already places considerable pressure on local accommodation capacity, and the addition of a high-turnover caravan park would further increase the number of people requiring relocation during an emergency. This creates a foreseeable risk that exceeds the town's current capacity to safely manage a large-scale movement of visitors out of the area.

There is also an increased fire-risk factor associated with the proposed development itself. The use of generators, solar/lithium battery systems, and other electrical infrastructure introduces additional ignition risks, particularly in a high-fuel-load coastal environment. Furthermore, unintended or accidental fire incidents become more likely.

Importantly, a development of this scale would place additional pressure on the local VFRS and DFES resources in the event of a fire or required evacuation. These volunteer-based services already operate under significant seasonal demand, and any increase in visitor numbers directly increases the operational burden during an emergency.

4. Environmental Considerations

I am also concerned about the environmental implications of the proposal, particularly in relation to the clearing of large areas of vegetation, the presence of rare plant species, and the established fauna corridors that traverse the site. These elements form an important part of the ecological character of the area and contribute to the broader environmental values of Point Henry.

I do not object to vegetation clearing per se, as strategic clearing can be beneficial for landholders in managing fire risk. However, if clearing is required, a parkland-style approach is preferred, as it allows for improved fire safety while still maintaining ecological connectivity and preserving key environmental values where possible. This approach aligns more closely with both environmental protection principles and contemporary fire-risk mitigation strategies.

Wastewater and effluent disposal are also a concern given the proximity of the proposed development to the ocean. The sensitivity of the coastal environment means that any failure, overload, or poorly designed system could have direct impacts on marine water quality, dune ecology, and nearby recreational areas.

5. Planning Consistency, Precedent, and Conflict of Permitted Land Use

I have previously been verbally advised by the Shire that subdivision and development of my own vacant land on the Point Henry Peninsula—an approximately 96-acre block of comparable scale to the Salt Cove property—would not be supported due to planning constraints, particularly those relating to fire-evacuation risk in this locality. This advice is directly relevant to the current proposal.

It is therefore reasonable to expect that the same planning principles and fire-safety constraints would be applied consistently to all landowners, especially where a proposed development involves higher occupancy, greater visitor turnover, and more complex evacuation requirements than what was deemed unsuitable on my own land.

Given the clear limitations placed on developing my own property, the approval of a caravan park at Salt Cove would appear inconsistent with established planning expectations for this area.

The proposal is also inconsistent with the Shire of Jerramungup Local Planning Scheme No. 2.

6. Non-Compliance

There is a history of non-compliance at Salt Cove, with numerous complaints and comments previously raised by community members.

7. Request for Ongoing Notification

I request to be kept informed of all updates, submissions, and opportunities for input relating to this proposal. As an affected landowner, I wish to ensure that all future decisions are made transparently and with full consideration of the planning constraints and community concerns.

Conclusion

In closing, the proposal presents significant concerns across environmental, commercial, and safety domains that make it unsuitable for this location.

The development would compete directly with existing accommodation providers outside peak periods, while offering less community benefit than further investment in established facilities.

The environmental impacts of clearing, and the risks associated with wastewater near the coast pose avoidable threats to the area's ecological character.

Fire-risk issues remain substantial.

DFES has previously advised that development is not supported on Point Henry Peninsula due to the locality's fire-risk profile.

Taken together, these factors demonstrate that the proposal is not compatible with the environmental, safety, infrastructure, or community-capacity constraints of the area, and I therefore object to the development in any form.

Yours Faithfully

27th February 2026

Application for Proposed Weddings and Short Stay Accommodation

No.43 (Lot 112) Horse Hill Rd, Bremer Bay, WA, 6338

Applicant: Salt Cove Bremer Bay Weddings

Owners: B & I Baum

Zoning: Rural

Neighbour Consultation – Notice of Objection from Hillboi Nominees Pty Ltd

Please accept this **OBJECTION** on behalf of **Hillboi Nominees Pty Ltd** to this proposed commercial development on the neighbouring Rural lot that adjoins their southern boundary and shares approximately 700 metres of that boundary.

The applicant intends to build a commercial access road along this boundary for almost the entire length without any landscape buffer and without sealing the road or the ability to fence this road off resulting in additional noise, dust, loss of privacy and increased risk of fire without any consultation with the affected neighbour.

The following points are made to demonstrate the many non-compliances, and outlines the reasons why this application should be **REFUSED**.

1. 'RECEPTION CENTRE' IS NOT A PERMITTED USE UNDER THE PLANNING SCHEME

The Applicant has applied for approval for Land Use of 'Reception Centre' and 'Tourist Accommodation'.

'Reception Centre' is not a permitted or considered Use in the Shire of Jerramungup Local Planning Scheme No.2

In this situation, the Shire would need to determine that the use of the property is **consistent with the objectives of the Rural zoning** before approving application.

The Applicant has **not** sufficiently demonstrated that the proposed use is consistent with the Objectives of the Rural Zone including:

- **minimising clearing of remnant vegetation**
- **encouraging retention and protection of remnant vegetation**
- **encouraging development and protection of vegetation corridors**

The planning report states that no vegetation clearing will be required, which is a complete falsehood, and deceptive.

In addition to the APZ clearances required for the new ancillary dwelling and workers accommodation (yet to be constructed, advised to have be approved in 2023), the proposal will require significant additonal clearing of remnant vegetation for the:

- 10x Eco-tents
- 1x Toilet block
- New water tanks (potable water, fire water)
- New “extensive car-parking and bus bay” (*applicant’s own wording*)
- New pedestrian paths
- New vehicle access roads and turnarounds/passing points
- Required APZ areas
- ADDITIONAL “Future Uses” including Caravan Park, Chalets and Reception Centre

The planning report also fails to mention a required very large 45-49m bushfire asset protection zone (APZ) around the **proposed bushfire shelter** (converted existing shed). **This represents over 10,000m² of cleared bushland.**

Future proposed uses (chalets, cleared lawn area/stage, level caravan sites etc) shown on the plans submitted with the application will further degrade the natural environment of the site.

When assessing the application, the Shire will need to consider the main principles underlying the Shire’s Local Planning Strategy for Rural Zoned Lots ie...”**to protect sensitive and significant environmental areas” with “no adverse impacts on the surrounding land and rural activities”**. The proposal does not comply as there are obvious adverse impacts.

The proposal is applying for approval for an **intensive commercial use** of a property zoned for low-intensity **Rural use** only.

Approval for this proposal would create a significant higher risk of adverse impact on the site environment, Rural character and amenity of the adjacent properties than would be expected from a single holiday home (which requires a Property and Guest Management Plan) or a Rural Home Business:

Under *The Shire of Jerramungup Local Planning Scheme No. 2*

“rural home business” means a business, service or profession carried out in a dwelling or on land around a dwelling by an occupier of the dwelling which —

- (a) does not employ more than 5 people not members of the occupier’s household;
- (b) will not cause injury to or adversely affect the amenity of the neighbourhood;
- (c) does not occupy an area greater than 200 square metres;
- (d) does not involve the retail sale, display, or hire of goods of any nature;
- (e) in relation to vehicles and parking, does not result in traffic difficulties because of the inadequacy of parking or an increase in traffic volumes in the neighbourhood, and unless approved by the local government does not involve the presence, use or calling of more than 3 vehicles of more than 3.5 tonnes tare weight;
- (f) does not involve the use of an essential service of greater capacity than normally required in the zone; and
- (g) does not have an adverse impact on the rural character of the area;

2. TOURIST ACCOMMODATION

The second Use being applied for is ‘Tourist Accommodation’. This is a **Discretionary** use within the Shire of Jerramungup Local Planning Scheme No.2, and planning approval must be obtained.

However, while the Shire seeks to actively encourage high quality short term accommodation proposals, they must be at ‘**appropriate densities suited to the site location**’...which ‘assist in

attracting more tourists into the area during **off-peak times**'...and 'provided that **no land use or environmental conflicts** arise'.

The application report Part 4.2 Operational Details identifies that the main season for events will be during the warmer months, and therefore the associated accommodation occupancy connected to these events will not provide additional accommodation during off peak times.

The respondent is familiar with the Eco tent accommodation type proposed and due to their lack of insulation they are only comfortable for guests during a narrow summer season when the weather is not inclement. The viability of the development for off peak and off-grid general tourist accommodation is very questionable and not sustainable during off peak times.

3. INSUFFICIENT AND CONFLICTING INFORMATION PROVIDED WITH THE APPLICATION

The Applicant has omitted a number of critical documents and studies in their Development Application and does not appear to have a detailed understanding of the site topography and site conditions in terms of manageable site access, construction and safety.

The Local Planning Strategy for Area 17 (Point Henry Peninsula), requires all proposals for development on the Rural-zoned lots must be considered against the **Point Henry Limited Rural Strategy 1991**, and **comprehensively** address issues such as **environmental assessment, land capability, visual impact, effluent disposal capability, water management and drainage, servicing...etc**

This important planning and land use document has not been referenced or considered in the Town Planning Report submitted, and the specific issues required to be comprehensively addressed have not been assessed in any detail.

The Shire will need to determine that the site is suitable for the proposed intensive commercial uses that have been proposed.

The lack of basic information and inaccuracies which could affect the site and adjoining neighbours **should be cause enough to reject the application in entirety**. There are also a number of **conflicting or misleading statements** in the application which prevent a thorough and proper assessment of the application.

Environmental Assessment

The **Point Henry Limited Rural Strategy** indicates that the 'Rural' zoned Lots were environmentally sensitive and should not be used for anything more than low intensity uses.

The Applicant does not provide any detailed assessment of the flora and fauna on the site. There is no vegetation study provided.

There is also only a cursory reference to Fauna under Part 2.3 with 'no wildlife observed other than transitory birds'. A casual walk in the area reveals kangaroos, other mammals, lizards and other reptiles, territorial birds and many insects.

There is reference only to a 'Veg Mgt Study' (not provided and unlikely independent if it exists at all) but the applicant has not commissioned an environmental report of any kind for the site.

However, the site contains vegetation communities that have **federal protection status** and without a detailed environmental report, the Shire will not be able to ensure that these communities are not impacted by the proposed development.

Site Conditions, Topography and Suitability for development

No detailed site survey with accurate contours (at 0.5 M minimum) has been provided with the application and the site contours (at 10 M) shown on the location plan D2 do not represent the actual site topography, when referenced against the Landgate resources. Some parts of the eastern corner of the site have a **gradient of approx 1:3** (potentially requiring massive civil works or a bridge to provide the proposed access roadway to service the proposed Eco Tents).

Additionally, under the Point Henry Limited Rural Strategy, this part of the site was considered inappropriate for development due the steep gradients, exposure to strong wind and servicability issues in addition to the high risk of bushfire. This is the area of the site where the proposed EcoTents are located within an assessed **Flame Zone area**.

Design of the buildings and structures

There is insufficient information provided about the design of the proposed buildings and structures and therefore to ensure that the development is of 'high quality'.

The proposed toilet block (described as a 'demountable' in the applicant's report) is **non compliant** in terms of DDA (wheelchair) access and Building Construction Code compliance.

Fire Risk

Point Henry is a known high-fire risk area, with **only one access road in and out** of the peninsula which makes it a dangerous location for the congregation of large groups such as weddings.

Both a BEP and LMP are required Fire Planning documents for vulnerable land uses.

While a Bushfire Management Plan (BMP) has been provided with the application, the **Bushfire Evacuation Plan** (BEP) is referenced in the BMP but **has not been provided**. A Landscape Management Plan (LMP) has also not been provided.

The BEP should address **risk to life** resulting from the current proposal and cover the known risks and considerations:

- The single access road from the Peninsula, potentially needing to evacuate 240+ persons from the site.
- The extended distance (over 1km) and difficult terrain that guests would need to traverse to the proposed fire shelter (converted shed), potentially through actively burning vegetation without the familiarity of the site and the area.
- Evacuation of guests with mobility issues.
- Much of the site is unpowered – how will the evacuation routes/paths be safely lit?
- Detail of how site closure will be managed (as part of the BMP, no guests or events are to be on site when the **fire risk level (FRL) is greater than 75**. How will this be determined

and managed when people travel from great distances to attend an event? Sending 200 guests back to Perth (over 5 hour drive) would not be practical.

- The majority of the events and highest level of guest occupancy periods will be during the **highest risk period for bushfires**.

Additionally, as a proposed vulnerable use, the BMP is required to be submitted to the Department of Fire and Emergency Services (DFES) for approval. Given the risk to property and life, the Department's response to the proposals should be a critical part of the decision-making process by the Shire, but this is not included in the application documents.

Surprisingly, given the risk and non-compliances, there is no apparent reference to consultation with the local 'on the ground' emergency services regarding the proposed development.

The boundaries of the Lots in the area are required to remain unfenced to due to emergency evacuation requirements and control of fire, and gates are to be unlocked. This coupled with the proposed site plan and peripheral driveways reduces the amenity of neighbouring properties.

The applicant has addressed concerns about site vehicle access via Magpie Rise by saying that they would chain off that roadway – which would suggest that the safety requirements for an already vulnerable site could be compromised by the venue operations. Seems to be an unachievable assurance by the applicant to deflect neighbour concerns.

The BMP notes *'There are no relevant biodiversity or conservation values identified within the subject site or adjacent that would influence the application of the Bushfire Protection Measures'*, but that *'The accuracy of this data...should be confirmed with the relevant local government authority and/or state agency'*. This statement implies that there has not been consideration of the requirement to preserve and minimise clearance of the remnant vegetation when developing the Fire management for the site. This is evidenced by the Asset Protection Zone shown for the fire shelter (ie 10,000m2+ of land to be cleared).

Based on inaccurate topographical assumptions, actual site occupant numbers and significant environmental information, we don't believe that the **Bushfire Consultant** has been provided with adequate information to properly assess the fire risk.

We note that there are a number of non-compliances in the BMP which the Shire would be accepting by approving the application, including maintenance of non-compliant access roads. **This novates risk to the Shire.**

Signage

While a detail of the proposed signage for the site has been provided, the locations of these are not shown on the submitted plans.

Proposed Site Services

Water Supply

There are a number of references to restricted water supply and potential shortages in local planning documents including Section 6.2 of the Point Henry Limited Rural Strategy 1991 and Section 6.16.2 (c) of the Shire of Jerramungup Local Planning Strategy.

The site does not have a reticulated water supply.

The Applicant's report notes under Part 4.7 that 'a series of water issues were raised' and that the development 'complies' with sustainable water supply. It does not identify what these issues were - or identify how those issues were to be addressed and how it complies.

Potable water supply is noted to be supplied via roof capture which is impossible from the Eco Tents as they do not have gutters and are a significant distance from any hard-roofed structures) - with water cartage being proposed to top up the tanks when water levels are low. This is not a sustainable water source!

Given the identified concerns with fresh water supplies for the Bremer Bay townsite, regular carting of water to the site cannot be considered sustainable and will also increase the frequency and number of large service vehicles driving to and from the Point.

The water use expected from 240+ persons on site will be significant, but there is no detailed water use (occupancy numbers and water usage per day etc) and associated supply/rainfall analysis provided with the application for the existing buildings and the proposed toilet block and additional 10x Eco Tents and other buildings. This is particularly important as the main event periods and maximum site occupancy will be during the drier months of the year when rainfall will be at its lowest.

Waste Water

To have minimal environmental impact on the environment and adjacent waterways (including Salt Cove) the applicant should be able to demonstrate that there would not be discharge or run-off from the proposed effluent systems.

However:

The submitted *Appendix A 'Soil and Site Evaluation'* is not related to the current application and the proposed effluent disposal locations. It relates to a previous application for an Ancillary Dwelling and Workers Accommodation on the site.

The submitted *Appendix B 'Wastewater Report'* is not a report or detailed study based on the Applicant's proposal. It is simply a quotation and proposed product details, without reference to specific locations, lengths of effluent drains etc.

While individual onsite waste water treatment systems and associated discharge drains are proposed for each building/tent, the site slope contour analysis in the *Point Henry Limited Rural strategy 1991*, identified that the area proposed for the EcoTents is located within an area exceeding 14% gradient which was '**too steep to consider' for septic absorption and dwelling purposes.**

Power and Communications

While the masterplan shows the locations of overhead and underground power to the site, there is currently no mains power available at the locations of the proposed reception area ('portable' marque) and the Ecotents.

To understand the impact of the proposed development on the site and adjoining neighbours, the proposed method of providing power to the new buildings and structures should be confirmed, as well as provision for emergency and wayfinding lighting

- Generators (as used for previous events and weddings) – noise and fuel sources
- Solar/Batteries – potential fire risk (especially to the tents without fire clearances/APZ area.
- Mains Power – requiring additional site works/power poles or trenching/vegetation clearing.

Vehicle access and servicing the site

There is no detail provided on how vehicles (including delivery and water cartage vehicles) will access the site, or where they will park for the proposed Events and Reception area being applied for.

Showing ‘future development’ stages on the application plan is confusing. It is very unclear which roads and parking areas are to be included in the current application to be able to assess the proposal, and the number of parking spaces listed in the Report do not correspond to the Masterplan provided.

Given that up to 140 guests are accommodated at each event (refer to the wedding packages offered on the Applicant’s website), the provision of 12x car bays (as per Report numbers) is insufficient. At 4x occupants per car, this will only allow onsite parking for 48 guests in cars.

If guests are expected to park on the perimeter access roads or off-road, this will impact both neighbouring properties, access for emergency services and the natural vegetation.

Alcohol Service, Liquor Licencing and Hours of Operation

The Report notes that *‘with regard to liquor licencing, advice previously sought...confirmed that liquor licence is not required without the sale or supply of alcohol’*

This may be the case, but alcohol is (and will be) supplied as part of the proposed Wedding/Function land use. The wedding packages advertised on the business’ website note ‘cocktail weddings’ and 4 bar staff.

Exemptions for ‘small functions’ only apply for alcohol to be served:

- to people over 18 years old
- no earlier than 6am and no later than 10pm
- for a **maximum of 2 continuous hours** if there are no more than 100 attendees, or for 4 continuous hours if there are no more than 75 attendees.¹¹
- It is likely that Salt Cove have been flaunting the Liquor licencing requirements for the past 3 years.

The proposed wedding hours are 12 noon to 12 midnight (therefore unlikely to meet the conditions for a liquor licence exemption.

This inconsistency should be clarified as part of the operational details of the development – the potential impact of alcohol service on a regular basis (at least 1x event/wedding per week) increases the risk of impact on adjoining residents and the safety of guests.

Accessible facilities

While accessible parking bays are indicated and noted in the Report, the proposal does not identify the location or design of the Ecotent that will be available for occupation by guests requiring level/ramped access and internal layouts suitable for someone who uses a wheelchair – at least one of the 10x proposed tents, and access from the carbay to the tent, must be accessible and comply with AS1428.1

The increased footprint of the tent/s with accessible facilities will require additional clearing of existing vegetation to allow for access ramps and/or site works.

Also, the size and access to the ‘accessible’ toilet in the proposed toilet block does not comply with AS1428.1. Again, additional site works/clearing would be required to achieve a compliant building design to provide compliant facilities for the site.

Identifying adjacent sources of impact

The Report notes that the closest dwelling is a ‘considerable distance’ of 395m. However, the application has not identified the existing dwelling owned by Hillboi Nominees, which is approx 240m away. This home is not indicated on the application plans.

Site occupancy numbers

The Applicant has advised that the number of occupants on the site would be up to a maximum of 120 guests (adults and children) including guests accommodated in the Ecotents. However, the business’ website notes that wedding packages are available for up to 140 guests, and there is no specific undertaking that the tents would be reserved for event guests only.

We estimate that there could be up to 240 persons on site – well in excess of the 122 in the report.

4. ROADWAYS

The proposed access roads to the perimeter of the site affects the amenity of adjacent residents by bringing vehicles close to the neighbouring properties, contributing to additional noise and dust impacts.

The proposed management plan for vehicle access to/from the site has not been confirmed – while Horse Hill Road is considered the ‘main entry’ there will be additional vehicle movements via Magpie Rise, particularly for access to Short Beach.

No fencing or locked gates are permitted to the boundaries due to the high fire risk of the Peninsula. Guests unfamiliar with the site could inadvertently wander onto adjacent properties.

5. FIRE

The proposed site and Point Henry in general are identified as being subject to high fire risk which is outlined in a number of the Shire's Planning Policies and documents.

While the applicant notes that the site is zoned 'Rural' and not 'Rural Residential' it IS located in very close proximity to sites that are required to address and comply with the Local Planning Policy LPP18 Point Henry Fire Management Plans.

Intensifying the occupancy of the site with additional visitors and overnight accommodation significantly raises the risk of potential fire-events occurring that impact the site and the surrounding area. Particularly where guests are likely to be unfamiliar with the area, site and evacuation procedures in a high-stress urgent scenario.

Therefore a very high level of scrutiny and assessment of the risk of damage and loss of life from fire events should be applied to the application, over and above the LPP18 requirements, which assumes low-intensity development and occupancy numbers on the peninsula (and very-low development on the Rural lots).

Noting that while a fire shelter is proposed to ameliorate the risk to life for guests and residents on the site, there is minimal information about the proposal to convert the existing shed – which will require a very large cleared area, emergency power (generator) and communications, and mechanical ventilation etc. However, shelters should only be considered as a measure of 'last resort' and the detail of how the site would be managed and fire events dealt with is lacking with the absence of a Bushfire Emergency Plan, DFES and local brigade responses as already noted under 'insufficient information'.

6. IMPACT ON NEIGHBOURING OWNERS/RESIDENTS

Increased Fire Risk

While the Bushfire Management Plan has identified that the Ecotents are not required to have an APZ (clearance) around each tent as they are considered indefensible assets (ie allowed to burn), this does not address the increased risk of a fire event resulting from additional occupancy on the site, particularly by guests potentially unfamiliar with the area and the risk of fire.

One recent incident known to the respondent was that a fire at Short Beach was started due to neglect by short-stay guests. This was at a single dwelling with an APZ. The risk of unintended and accidental fire incidents increases with additional site occupancy eg generators, lithium batteries, candles, guests smoking etc.

Intensifying the occupancy of the site with additional visitors and overnight accommodation raises the risk of potential fire-events occurring on the Lot.

Noise concerns

The applicant has only stated in the Planning report that *'it is reasonably foreseeable that this application will comply with the Noise Regs and therefore an Acoustic Report has not been prepared', and that 'noise has also been considered unlikely to be an issue'.*

Given that the proposed use of the site includes 1 main event per week (up to 140 guests based on the business' advertised wedding packages) 1x 'Wellness Event' per week in summer, 4-5 deliveries per week which could include water trucks, and 10 Ecotents (guests arriving and leaving at various times), the **impact on neighbouring residents could be significant**.

Noise will be generated by:

- Amplified music and PA
- Generator(s)
- Guest voices
- Vehicles driving on site, particularly on the unsealed access roads (to the perimeter of the site), including buses and delivery/service vehicles.

It is also proposed that events could be running until 12:00 midnight, held least 1x per week during the summer season.

To demonstrate that the development will comply with the minimum Regulations for noise, acoustic testing should be a requirement for consideration of the application. It is **insufficient to rely on the applicant's opinion** that noise is unlikely to be an issue.

Dust and Roadways

Additional internal vehicle roads and pedestrian pathways are proposed on the site but will not be sealed. This increases the potential of dust-drift onto neighbouring properties, particularly with the strong winds in the area.

7. PREVIOUS DEVELOPMENTS AND CURRENT USE OF THE SITE

The site has already been used for wedding functions for up to 3 years as evidenced by the applicants Instagram account. There appears to be an intensive commercial business already operating from this Rural site without Shire approvals.

It is stated in the application that an Ancillary Dwelling and Workers Accommodation (2 bedroom) have already been approved by the Shire (2023/2024?) – but these are yet to be constructed. These two dwellings already represent an intensification of the use of the Rural site, but we assume that the approvals were subject to the same planning, environmental and safety considerations as required to be assessed as 'Additional Dwellings' under Clause 5.25.4 the Local Planning Scheme No. 2 ie:

*MAY permit more than one dwelling to be erected and occupied on a lot where it is satisfied that an additional dwelling(s) **is necessary or desirable for continuation of bona-fide rural activity, or for any other permitted use....the local government will have regard....to retain the rural character of the area.***

If more than one dwelling on a lot:

The land is to contain a bona-fide rural use and have a dam, dam site or other suitable alternative water supply.

Occupation of an additional dwelling(s) is limited to...persons employed local in rural uses.

The proposed use of dwellings (both existing and proposed) and the lack of a suitable alternative water supply are of concern for any additional dwellings on the site under the Shire's Rural Zone requirements. The additional intensity of use being proposed with the current application is far in excess of this limitation.

The proposed Ancillary Dwelling and Workers Accommodation building locations appear to have been moved to different locations on the site when compared to the plan in the provided site soil condition report included with this application. Does the Shire consider that a change of location of a proposed building would require an amended (or new) planning application?

The existing 170m² dwelling and 216m² shed are noted to be 'existing' structures, but no details have been provided in the application. They are identified as not approved and the application notes that these are 'exempt structures of a minor nature formally being claimed'.

From the report *'The property has recently been purchased by the Client, and it is suspected that some development is not reflected in documents from the City'*. RP Data reveals that the property was purchased in 2021 which stretches the definition of 'recently'.

The applicant has stated that they are not sure whether the existing house and other structures were approved by the Shire. The sales document written by the selling agent Jeni Dawson (Elders Real Estate) advises as follows "...which is not shire approved."

Please refer to the original property listing in 2021 <https://www.realestate.com.au/sold/property-house-wa-bremer+bay-136816766>

Therefore, it is clear that the current owners were made aware that these structures were not approved when purchasing the property.

The existing dwelling is referred to in the application as the 'Homestead', 'Old House' etc – which creates the impression that the dwelling is historical or of some merit. It was in fact marketed by the property sales agent as *'an unfinished brick home'*. It is therefore highly likely that it was also not issued with a Building Permit and therefore may not meet minimum building standards for safety, energy efficiency, sanitary facilities etc for a dwelling at the time it commenced construction. Yet the application plans show this dwelling as being the 'reception' or check-in facility (and used for commercial purposes).

Additional details for these two existing structures should be requested and provided to the Shire to determine whether they can actually be 'formally' designated as 'exempt structures'. Bushfire compliance should not be exempted for the dwelling as it provides additional risk as a flame-source to the surrounding area due to lack of a suitable APZ.

Notwithstanding, even if the existing 'shed' is considered by the Shire as an exempt structure, it is now proposed to be the bushfire shelter for the site - which will require planning approval (including APZ/bushfire compliance) and a Building Permit application. The application should not be considered without including the fire shelter as part of the proposal given its impact on the existing vegetation.

The application includes the use for Wedding Reception as if this is a new development, however it is clear from the Salt Cove website <https://www.saltcovebremerbay.com.au/> that the applicant has been illegally using the site as a wedding venue for "up to 140 Wedding guests" for

over 3 years which is confirmed by their Instagram page with wedding events dating back to November 2022.

It also appears that the site has been cleared in areas for the purpose of camping sites with recent aerial photography showing a number of campsites being utilised which may have required Shire approval and may contravene the Caravan Parks and Camping Grounds Regulation 1997.

8. FUTURE DEVELOPMENT CONCERNS

What is being proposed (Reception Centre/Wedding Venue) and planned in the future for the site is **NOT** low impact development and is **NOT** retaining and protecting the existing natural environment on the site, as evidenced by the proposed '**future uses**' shown on the current application.

Based on an interview with the Owner for future plans for the site, there seems to be a lack of understanding of the environmental sensitivity of the site, with additional site works and clearing of the existing vegetation being considered:

<https://togetherjournal.com/salt-cove-bremer-bay/>

"How do you see Salt Cove evolving in the years ahead, and are there any new offerings or developments on the horizon?"

"With 100 acres on offer, I just see the site opportunities as endless. Every year, we are adding more on-site photo locations, meandering paths, and adding to the event lawn with tiers, stairs and platforms. There is an old house on site that we would love to rescue eventually and have as an option for bridal parties".

The number of toilets included in the 'demountable' toilet block, which the applicant notes could allow for up to **250 patrons**, which is in excess of the capacity of stated guests to be accommodated on site (120 guests maximum, but weddings cater for up to 140 guests). Why are so many toilets being included in this stage if they are capping the guest numbers at 120/140?

The Shire should at the very least require the applicant to **remove all references to future plans** for the site (Caravan sites, Central 'facilities', accommodation Chalets) and resubmit **to ensure that there is no ambiguity** about what is being applied for with this application.

9. CONCLUSION

The standard of the documents submitted by the applicant are of a very poor standard including the very basic 'Master Plan' which has been drawn inaccurately where the scale bar is not in proportion to the plans and would suggest that distances are inaccurate including travel distances for emergency evacuation purposes.

There are a significant number of inconsistencies in the applicants Development Application which we have already raised in this Objection.

We believe these aim to deceive neighbours and the Shire and therefore caution should be exercised while vetting this application which glosses over the issues of the sites unsuitability for this proposed commercial use.

Again, we state that the Shire should reject this application in its entirety.

Richard Hindley

From: Lyn Chadwick <lyn.k.chaddy@gmail.com>
Sent: Friday, 27 February 2026 3:58 PM
To: Richard Hindley
Subject: Proposed Reception Centre at Bremer Bay

You don't often get email from lyn.k.chaddy@gmail.com. [Learn why this is important](#)

Dear Richard

Thank you for notifying us about the Baum's development proposal at 43 Horsehill Rd Bremer Bay. After phone conversations with Isaac Baum and your office, we have decided that we have no objection to the controlled development of the site. We rely on the Shire, with the oversight of the elected councillors, to make decisions in the best interests of the ratepayers. If the proposal meets the planning requirements, at this stage, we see no reason to challenge the development.

Yours sincerely

Lyn & John Chadwick

Penjan Pty Ltd

Richard Hindley

From: Jacqui Bean <jacquibean777@outlook.com>
Sent: Friday, 27 February 2026 3:18 PM
To: Richard Hindley
Subject: Proposed 'Reception Centre' and 10 Tourist Accommodation (Eco Tents) at 43 Horse Hill Road, Bremer Bay
Attachments: A100065.pdf

You don't often get email from jacquibean777@outlook.com. [Learn why this is important](#)

Hi Richard

Please update my email to jacquibean777@outlook.com for any future correspondence.

Thank you for sending through the plan for the proposed plan for 43 Horse Hill Road.

My wife and I are strongly opposed to the development next door for the following reasons.

1. Suitability of site - we have purchased a special rural block surrounded by other special rural blocks and 2 adjoining rural blocks. As the rural blocks are surrounded by rural residential homes we feel this development will change the peaceful nature of our area. We are aware that rural farms are suitable for chalets or low key campsites but in our opinion the existing businesses such as Tozer's Bush Camp have no close neighbors to impact.
2. Fire Risk - we feel that having tourists camped in the bush is a recipe for disaster as it only takes one cigarette or an illegally lit fire pit to burn out the neighbours, especially risky with the consumption of alcohol during weddings. Once again, campsites like Tozer's are much more defensible in a bushfire and pose less threat to neighbors. In event of a fire from the north it would be very dangerous to exit the property via Horse Hill Road as fires in coastal heath travel extremely fast. The fire shelter would need to be very large for a wedding and of a very high quality to save lives.

We also have concerns with lithium batteries used by the eco tents.

3. Traffic - already we have been impacted by camping on this property last summer with continuous traffic all day on the unsealed road in front of our home. Weddings also see traffic from buses, deliveries, workers and maintenance vehicles over a few days each time. The proposal mentions possible weddings once a week and yoga retreats as well as short stay tourism. We notice that most guests enter and leave their accommodation at least 3 times per day (60 trips past our house a day) plus staff and deliveries. Weddings bring buses but also many cars.

As Horse Hill Road is unsealed we have also experienced major amounts of dust and noise from trucks, trailers and cars on the corrugated road and Lot 112's driveway. Guests leaving at midnight has also bothered us in the past.

4. Unsuitable accommodation - we are aware that our area needs more accommodation but eco tents will not be suitable in such a cold windy site for most of the year. Heating would be impossible in winter. Outdoor furniture would blow away. Therefore the proposed eco tents would probably only be rented out during weddings. This does not help the long term need for accommodation in Bremer Bay.
5. Rural use - in strategic planning schemes for our area no such tourist development has been mentioned. Purchases of property in our area have been made with the idea that Point Henry would stay rural residential and not commercial/tourism. As lot 112 is not a working farm surely normal uses for rural do not have to apply.
6. Possible future Caravan Row - we have already experienced camping on lot 112. This was done with no toilets (BYO), rubbish removal or manager on site. We have had rubbish dumped in our bins on the road, people looking for directions to the campsite, witnessed campers on motorbikes entering with no possibility of a toilet on board. We strongly object to camping on this site.
7. Protection of coastal bushland - as far as we can tell there will be substantial clearing of vegetation. As a neighboring property, we have observed black cockatoos feeding on Lot 112 regularly. On our own property we have kangaroos, echidna, quoll, frogs, monitor lizards and many snakes and small lizards. We also have many species of birds visiting.

In closing we feel this development will affect dozens of neighbors whilst only benefiting the owners of Lot 112 who do not live in Bremer Bay.

Thank you

Alan Bean and Jacqui Bean
39 Horse Hill Rd
Bremer Bay WA 6338

From: albeansurfdesign@bigpond.com <albeansurfdesign@bigpond.com>

Sent: Wednesday, February 11, 2026 2:33 PM

To: jacquibean777@outlook.com <jacquibean777@outlook.com>

Subject: Fwd: Proposed 'Reception Centre' and 10 Tourist Accommodation (Eco Tents) at 43 Horse Hill Road, Bremer Bay

On ,Mon Feb 09 2026 13:59:22 GMT+0800 (Australian Western Standard Time), Richard Hindley <planning@jerramungup.wa.gov.au> wrote:

----- Original Message -----

Hi Alan,

Please find attached details of an application that is out for public comment for a proposed 'Reception Centre' and 10 Tourist Accommodation (Eco Tents) at 43 Horse Hill Road, Bremer Bay.

Comments on the application are due by close of business on the 2nd March 2026.

Regards

	Richard Hindley Manager of Development P 08 9835 1022 M 0499 351 108 www.jerramungup.wa.gov.au www.facebook.com/Jerramungup/
	8 Vasey Street Jerramungup WA 6337 Mon to Fri 8:30 - 4:00

Richard Hindley

From: Ken Shaw Cunyu Station <cunyu@iinet.net.au>
Sent: Sunday, 1 March 2026 9:39 PM
To: Richard Hindley
Subject: Proposed Development 43 Horse Hill Rd.

[You don't often get email from cunyu@iinet.net.au. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Richard,

I own the block at Lot 3 Horse Hill Rd which adjoins 43 Horse Hill Rd.

The development outline provided to me is no more than a cursory, concept plan. As such I find it extremely difficult to make a considered relevant and detailed analysis of the proposal. I would therefore be disappointed should Council approve the application.

My concerns broadly encompass:

Bushfire. Ability to escape. Potential encirclement. Vehicle access for patrons and fire services. Building suitability in high fire risk environment. Provision of cleared buffer adjacent to individual pergodas.

Patron safety. Will fencing be provided preventing access to and potential fall from foreshore cliffs.

Sanitary. I think but can not be sure that each pergoda has toilet /basin / sink incorporated. Will septic tanks be required and what will the environmental impact be .

I can't imagine that patrons will be satisfied with the rudimentary toilet block.

Future buildings or use as included on the plan. Does the developer expect that Council will provide enduring blanket approval without any detail?

Environment. What will the footprint be and will it be consistent with zoning and environmental regulations.

I could continue but it will be hypothetical because the legend provided is inadequate and plan scale makes sensible interpretation impossible.

Yours Sincerely,

Ken Shaw.

891 Dingo Flat Road,

Hazelvale WA 6333

0419 932 582

Sent from my iPad

No. 43 (Lot 112) Horse Hill Road, Bremer Bay

Application for Proposed Weddings and Short Stay Accommodation

Applicant: Salt Cove Bremer Bay Weddings | Owners: B & I Baum | Zoning: Rural

Neighbour Consultation – Formal Objection

1. 'RECEPTION CENTRE' IS NOT A PERMITTED USE UNDER THE PLANNING SCHEME

The Applicant has lodged a Land Use application for '**Reception Centre**' and '**Tourist Accommodation**'. The problem is that '**Reception Centre**' is not a permitted or even contemplated use under the Shire of Jerramungup Local Planning Scheme No. 2. Before any approval could be considered, the Shire would first need to satisfy itself that the proposed use is genuinely consistent with the objectives of the Rural zoning.

The Applicant has not adequately demonstrated this consistency, particularly with respect to:

- Minimising clearing of remnant vegetation
- Encouraging retention and protection of remnant vegetation
- Encouraging development and protection of vegetation corridors

The planning report claims that no vegetation clearing will be required. This is **a complete falsehood, and is deceptive**. Beyond the APZ clearances already required for the not-yet-built ancillary dwelling and workers accommodation (reportedly approved in 2023), the proposal as submitted would necessitate significant additional clearing for:

- 10 eco-tents
- 1 toilet block
- New water tanks (potable and fire water)
- New **"extensive car-parking and bus bay"** (the applicant's own wording)
- New pedestrian paths
- New vehicle access roads and turnarounds/passing points
- Required APZ areas

The planning report also conspicuously fails to mention the very large 45-49 metre bushfire asset protection zone (APZ) required around the proposed bushfire shelter (a converted existing shed). That APZ alone represents over 10,000m² of cleared bushland.

Any future elements shown on the plans, such as chalets, a cleared lawn/stage area, and levelled caravan sites, will degrade the site's natural environment still further.

The assessment of this application must weigh the main principles underlying the Shire's Local Planning Strategy for Rural Zoned lots, specifically **"to protect sensitive and significant environmental areas"** and the requirement for **"no adverse impacts on the surrounding land and rural activities"**. The proposal plainly fails on both counts.

This application is seeking approval for an intensive commercial operation on land zoned for low-intensity Rural use only. Approving it would create a significantly higher risk of adverse impacts on the site environment, the Rural character and the amenity of adjoining properties

than would ordinarily be expected from a single holiday home or a Rural Home Business under the Shire of Jerramungup Local Planning Scheme No. 2.

2. TOURIST ACCOMMODATION

Tourist Accommodation is a Discretionary use under the Shire of Jerramungup Local Planning Scheme No. 2, meaning planning approval must be obtained. The Shire's own policy is to actively encourage high quality short term accommodation proposals, but only where they are at **'appropriate densities suited to the site location'**, which **'assist in attracting more tourists into the area during off-peak times'**, and **'provided that no land use or environmental conflicts arise'**.

Noting that the application report (Part 4.2 Operational Details) identifies the warmer months as the main season for events, the accommodation tied to those events will do nothing to increase visitor numbers during off-peak periods. The eco-tent accommodation type proposed is well known to the respondent: due to a complete lack of insulation, eco-tents are only genuinely comfortable during a narrow summer window when conditions are favourable. Their viability for off-peak or off-grid tourist accommodation is, in our view, very questionable and not financially or operationally sustainable outside the peak season.

3. INSUFFICIENT AND CONFLICTING INFORMATION PROVIDED WITH THE APPLICATION

The Applicant has omitted a number of critical documents and studies from the Development Application and does not appear to have a thorough understanding of the site topography and conditions in terms of manageable access and construction.

The Local Planning Strategy for Area 17 (Point Henry Peninsula) requires all proposals for development on Rural-zoned lots to be assessed against the Point Henry Limited Rural Strategy 1991, and to comprehensively address issues such as environmental assessment, land capability, visual impact, effluent disposal capability, water management and drainage, and servicing. This significant planning document has not been referenced or considered in the Town Planning Report submitted, and the specific issues it requires to be comprehensively addressed have simply not been assessed in any meaningful detail.

The Shire will need to determine whether the site is actually suitable for the intensive commercial uses being proposed. The absence of basic information that could materially affect the site and adjoining neighbours should, in our submission, be grounds enough to reject this application outright.

Environmental Assessment

The Point Henry Limited Rural Strategy makes clear that the Rural-zoned lots in this area are environmentally sensitive and should not be used for anything beyond low-intensity purposes. Despite this, the Applicant has provided no detailed assessment of the flora and fauna present on the site and no vegetation study whatsoever. The only fauna reference in the report appears under Part 2.3, noting **'no wildlife observed other than transitory birds'**. A casual walk through the area regularly reveals kangaroos, other mammals, lizards, reptiles and a variety of insects.

There is a passing reference to a **'Veg Mgt Study'** (not provided), but no environmental report of any kind has been commissioned for this site. The site contains vegetation communities with federal protection status, and without a detailed environmental report the

Shire will not be in a position to ensure those communities are not adversely impacted by the proposed development.

Site Conditions, Topography and Suitability for Development

No detailed site survey has been provided. The site contours shown on location plan D2 do not accurately represent the actual topography when cross-referenced against Landgate resources. Parts of the eastern corner of the site have a gradient of approximately 1:3, which could require either massive civil engineering works or a bridge to deliver the proposed access road serving the eco-tents. Furthermore, the Point Henry Limited Rural Strategy specifically identified this part of the site as inappropriate for development because of steep gradients, exposure to strong winds and serviceability challenges, as well as a high bushfire risk. The proposed eco-tents are located within what has been assessed as a Flame Zone.

Design of Buildings and Structures

Insufficient information has been provided about the design of the proposed buildings and structures to allow any proper assessment of whether the development would be of **'high quality'**. The proposed toilet block (described as a **'demountable'** in the applicant's report) is non-compliant in terms of DDA access and Building Code requirements.

Fire Risk

Point Henry is a well-documented high fire risk area, served by a single access road in and out of the peninsula. That physical reality alone makes it a dangerous location in which to congregate large groups such as wedding parties.

Both a Bushfire Evacuation Plan (BEP) and a Landscape Management Plan (LMP) are required fire planning documents for vulnerable land uses. While a Bushfire Management Plan (BMP) has been included with the application, the BEP is referenced within the BMP but has not been provided. The LMP is also absent.

The BEP, when it is produced, will need to grapple seriously with several significant risks:

- The single access road from the peninsula, which could need to handle the evacuation of **240+** persons from the site
- The extended distance of over 1 kilometre and difficult terrain that guests would need to traverse to reach the proposed fire shelter (a converted shed), potentially through actively burning vegetation, without any familiarity with the site or surroundings
- Evacuation of guests with mobility limitations, which has not been addressed
- Much of the site being unpowered, raising the question of how evacuation routes and paths would be illuminated
- No detail on how site closure will be managed when the fire risk level (FRL) exceeds **75** as required under the BMP. Sending up to 240 guests back to Perth, some of whom will have travelled great distances for a wedding, would simply not be practical
- The period of highest event occupancy directly coincides with the period of highest fire risk

As a proposed vulnerable use, the BMP is required to be submitted to DFES for approval. Given the very real risks to both property and life, DFES's formal response should be a central part of the decision-making process, yet it is not included in the application documents. It is also notably absent of any reference to consultation with the local, on-the-ground emergency services.

Lot boundaries in the area are required to remain unfenced due to emergency evacuation requirements and fire control, and any gates must be kept unlocked. The proposed site plan with its peripheral driveways further reduces the amenity of neighbouring properties.

The applicant has attempted to address concerns about vehicle access via Magpie Rise by stating they would chain off that roadway. This would suggest that safety requirements for an already vulnerable site could be compromised by the venue's operations. It reads as an unachievable assurance put forward simply to deflect neighbour concerns.

The BMP states that **'There are no relevant biodiversity or conservation values identified within the subject site or adjacent that would influence the application of the Bushfire Protection Measures'**, but also concedes that **'The accuracy of this data...should be confirmed with the relevant local government authority and/or state agency'**. This tells us plainly that the requirement to preserve and minimise clearance of remnant vegetation was never factored into the bushfire management assessment for the site. The 10,000m² APZ for the fire shelter confirms this.

Based on inaccurate topographical assumptions, actual site occupant numbers and significant gaps in environmental information, we do not believe the Bushfire Consultant has been provided with adequate information to properly assess the fire risk.

We also note a number of non-compliances in the BMP that the Shire would effectively be accepting by approving this application, including the maintenance of non-compliant access roads. This transfers risk directly to the Shire.

Signage

While detail of the proposed signage has been provided, the locations of the signage are not shown on any submitted plan.

Services

Water Supply

A number of local planning documents flag restricted water supply and potential shortages in the area, including Section 6.2 of the Point Henry Limited Rural Strategy 1991 and Section 6.16.2(c) of the Shire of Jerramungup Local Planning Strategy. The site has no reticulated water supply.

The Applicant's report acknowledges under Part 4.7 that **'a series of water issues were raised'** and asserts that the development **'complies'** with a sustainable water supply, but fails to identify what those issues were or explain how compliance is actually achieved.

Potable water is stated to be supplied via roof capture, which is physically impossible from the eco-tents as they have no gutters and are located a significant distance from any hard-roofed structures. Water cartage is proposed to top up tanks when levels fall. **This is not a sustainable water source.** Given existing concerns about fresh water supply for the Bremer Bay townsite itself, regularly carting water to the site cannot be considered sustainable, and it will also increase the frequency and number of large service vehicles travelling to and from the Point.

The water demand expected from 240+ persons on site at peak times will be considerable. Yet no detailed water use analysis covering occupancy numbers, daily consumption estimates or supply/rainfall modelling has been provided for the existing buildings, the proposed toilet block, the eco-tents or any other new structures. This is particularly concerning given that the main event season and maximum site occupancy will fall during the driest months of the year.

Waste Water

For the development to have minimal environmental impact on adjacent waterways, including Salt Cove, the Applicant needs to demonstrate that there will be no discharge or run-off from the proposed effluent systems. The submitted documentation falls well short of this:

- **Appendix A (Soil and Site Evaluation)** has no relevance to this application. It relates to a previous application for an Ancillary Dwelling and Workers Accommodation on the site.
- **Appendix B (Wastewater Report)** is not a report or study at all. It is simply a quotation and product specifications, with no reference to specific locations, drain lengths or site conditions.
- While individual onsite wastewater treatment systems are proposed for each building/tent, the slope contour analysis in the Point Henry Limited Rural Strategy 1991 found that the area proposed for the eco-tents exceeds a 14% gradient, which was identified as too steep to consider for septic absorption and dwelling purposes.

Power and Communications

The masterplan shows overhead and underground power locations, but there is currently no mains power available at the proposed reception area (described as a 'portable' marquee) or at the eco-tents. The method of providing power to the new buildings and structures needs to be confirmed, along with the approach to emergency and wayfinding lighting. Each of the potential options carries its own risks:

- Generators (as used for previous events): noise impacts and fuel storage risks
- Solar/batteries: potential fire risk, particularly in proximity to tents that have no APZ clearance
- Mains power: requiring additional site works, power poles or trenching, and further vegetation clearing

Vehicle Access and Site Servicing

There is no detail on how vehicles, including deliveries and water cartage trucks, will access the site or where they will park in connection with the proposed Reception area. The inclusion of future development stages on the current application plan is confusing and makes it difficult to assess what roads and parking are actually being applied for at this stage.

Noting that the applicant's own wedding packages cater for **up to 140 guests**, the provision of just 12 car bays is plainly insufficient. At 4 occupants per car, 12 bays provides on-site parking for only 48 guests. If remaining guests are expected to park on perimeter access roads or informally in the bush, this will directly impact neighbouring properties, emergency access and the natural vegetation.

Alcohol Service, Liquor Licensing and Hours of Operation

The report notes that **'with regard to liquor licencing, advice previously sought...confirmed that liquor licence is not required without the sale or supply of alcohol'**. This may be technically accurate, but alcohol is and will be supplied as part of the proposed wedding/function use. The business's own website advertises **'cocktail weddings'** and lists 4 bar staff as part of its packages.

Exemptions for small functions only apply where alcohol is served to persons over 18, no earlier than 6am and no later than 10pm, and for a maximum of 2 continuous hours for up to 100 attendees, or 4 continuous hours for up to 75 attendees. The proposed wedding hours of 12 noon to midnight make it virtually impossible for these exemption conditions to be met.

This inconsistency needs to be resolved as part of the operational details. The risk to adjoining residents and to guest safety from regular alcohol service (at minimum once per week during the summer season) is a genuine and material concern.

Accessible Facilities

Accessible parking bays are noted in the report, but the proposal does not identify which eco-tent will be configured for guests requiring level or ramped access, or specify internal layouts suitable for wheelchair users. At least one of the 10 proposed tents and the access path from the car bay to that tent must comply with AS 1428.1. The additional footprint required for an accessible tent will necessitate further vegetation clearing.

The size and internal configuration of the accessible toilet in the proposed toilet block also does not comply with AS 1428.1. Further site works and clearing would be required to achieve a compliant building design.

Identifying Adjacent Sources of Impact

The report describes the closest dwelling as being at a '**considerable distance**' of 395 metres. However, the application fails entirely to identify the existing dwelling owned by Hillboi Nominees, which is approximately 240 metres away. This property does not appear on the application at all.

Site Occupancy Numbers

The Applicant states that the maximum number of occupants on site at any one time will be 120 guests (adults and children), including guests staying in the eco-tents. However, the business's own website advertises wedding packages for **up to 140 guests**, and there is no undertaking that the eco-tents would be reserved exclusively for event guests. We estimate that total site occupancy could reach **up to 240 persons**, which is well in excess of the 122 figure cited in the report.

4. ROADWAYS

The proposed perimeter access roads to the site directly impact the amenity of neighbouring properties by routing vehicles alongside adjoining lots, bringing with them additional noise, dust and light nuisance.

The vehicle access management plan has not been confirmed. While Horse Hill Road is described as the '**main entry**', additional vehicle movements via Magpie Rise are inevitable, particularly for access to Short Beach.

No fencing or locked gates are permitted along the boundaries due to the fire risk of the peninsula. Guests unfamiliar with the site could inadvertently stray onto adjacent properties.

It is also worth noting the sheer volume of traffic this proposal would generate. The current plan presented includes 16 eco-tents and 12 caravan sites, which means a minimum of 28 vehicles and realistically more when you factor in additional friends visiting, workers etc. Conservatively, that is 30 cars. If each of those vehicles enters and leaves the property just

three times in a day (which is entirely normal for holiday makers: breakfast out, a coffee run, a trip to the beach, a visit to the shops, dinner at the pub), that is **180 car movements minimum per day**. Whether those movements occur on Horse Hill Road or Magpie Rise, that is not an acceptable level of traffic for a rural residential locality.

Add an additional 12 caravan sites opposite the 12 caravan sites that are shown as future development on the plan (and which will, in our view, inevitably be the subject of a future application), and you are looking at 50 cars and **300 car movements per day**. Then add additional future chalets in potential future development, and the numbers keep climbing. At some point this stops being rural tourism and becomes a commercial resort operation imposed on a quiet rural peninsula.

5. FIRE

The proposed site, and Point Henry as a whole, are identified as high fire risk in numerous Shire planning policies and documents. While the applicant notes that the site is zoned **'Rural'** and not **'Rural Residential'**, it sits in very close proximity to lots subject to Local Planning Policy LPP18 (Point Henry Fire Management Plans).

Intensifying the occupancy of the site with additional visitors and overnight accommodation substantially increases the risk of fire events affecting both the site and the surrounding area, particularly where guests will be unfamiliar with the land, the layout and the evacuation procedures, and potentially dealing with a high-stress emergency scenario.

A very high level of scrutiny is therefore warranted, well above what LPP18 assumes for low-intensity residential development and very-low development on Rural lots. While a fire shelter has been proposed to reduce the risk to life on site, there is minimal detail about the conversion of the existing shed, which would require a very large cleared area, emergency power, communications and mechanical ventilation. Critically, fire shelters are to be treated as a measure of **'last resort'** only. The absence of a Bushfire Emergency Plan and the absence of DFES and local brigade responses, as already noted above, leaves the management of this risk largely unaddressed.

6. IMPACT ON NEIGHBOURING OWNERS AND RESIDENTS

Increased Fire Risk

The Bushfire Management Plan acknowledges that the eco-tents are not required to have individual APZ clearances because they are classified as indefensible assets (they are, in plain terms, **allowed to burn**). What it does not address is the increased risk of a fire event being started in the first place as a result of additional site occupancy by guests who may have no familiarity with fire risk in a rural setting.

A recent incident known to the respondent involved a fire at Short Beach that was started through neglect by short-stay guests. That occurred at a single dwelling that had an APZ. The risk of unintended and accidental fire incidents increases substantially with additional site occupancy: generators, lithium batteries, candles, cigarettes and other ignition sources all become more prevalent.

Noise Concerns

The planning report simply states that **'it is reasonably foreseeable that this application will comply with the Noise Regs and therefore an Acoustic Report has not been**

prepared'. Given the scale of the proposed operations, including at minimum one main event per week of up to 140 guests, one Wellness Event per week during summer, 4-5 deliveries per week (potentially including water tankers), and 10 eco-tents with guests arriving and departing at various times, this assertion is wholly inadequate.

Noise sources will include:

- Amplified music and PA systems
- Generators
- Guest voices and activity
- Vehicles, particularly on the unsealed perimeter access roads, including buses and delivery/service vehicles

Events are proposed to run until midnight, at least once per week throughout the summer season. To demonstrate actual compliance with the Noise Regulations, an independent acoustic assessment should be a prerequisite for any consideration of this application.

Dust and Roadways

The additional internal vehicle roads and pedestrian pathways proposed on the site will not be sealed. In a location known for strong winds, unsealed roads generate significant dust that will drift onto neighbouring properties.

7. PREVIOUS AND FUTURE DEVELOPMENT OF THE SITE

The site has already been operating as a wedding and functions venue for what appears to be up to 3 years, as evidenced by the applicant's Instagram account. This appears to be an unapproved intensive commercial use of a Rural-zoned property.

The application states that an Ancillary Dwelling and Workers Accommodation (2 bedroom) were approved by the Shire in 2023/2024 but have not yet been built. These approvals already represent an intensification of use of a Rural lot. We assume they were subject to the relevant planning, environmental and safety considerations applicable to Additional Dwellings under Clause 5.25.4 of Local Planning Scheme No. 2, which provides that the Shire **'MAY permit more than one dwelling to be erected and occupied on a lot where it is satisfied that an additional dwelling(s) is necessary or desirable for continuation of bona-fide rural activity, or for any other permitted use....the local government will have regard....to retain the rural character of the area.'**

The same clause specifies that additional dwellings are to be occupied only by persons employed locally in rural uses. The proposed use of the dwellings (both existing and proposed), the lack of a suitable alternative water supply, and the sheer intensity of use being applied for in the current application are entirely at odds with this limitation.

The proposed Ancillary Dwelling and Workers Accommodation building locations also appear to have been moved to different positions on the site when compared to those shown in the submitted soil condition report. The Shire should consider whether a change of location of an approved building would require a new or amended planning application.

The existing 170m² dwelling and 216m² shed are listed as **'existing'** structures, with no further detail provided. The report notes they are identified as not approved and that they are **'exempt structures of a minor nature formally being claimed'**. It also states: **'The property has recently been purchased by the Client, and it is suspected that some development is not reflected in documents from the City'**. RP Data confirms the property

was purchased in 2021. It appears no effort has been made to verify with the Shire whether these structures were ever approved, either by planning or building permit.

Additional information about the existing structures should be required before they are formally designated as exempt. Bushfire compliance should not be taken as granted given their lack of APZ protection and the additional risk they pose to surrounding properties.

Even if the Shire accepts the existing shed as an exempt structure, it is now proposed to serve as the bushfire shelter for the entire site. That change of use will require planning approval (including APZ and bushfire compliance) and a Building Permit. The application should not be assessed without the fire shelter being formally included in the scope of the proposal, given the scale of vegetation clearing its APZ requires.

8. FUTURE DEVELOPMENT CONCERNS

What is being proposed now, and what is planned for the future of this site, is **not** low-impact development. It is **not** retaining and protecting the existing natural environment. The **'future use'** elements included on the current application plans make this abundantly clear, as does the following exchange from a published interview with the Owner (source: <https://togetherjournal.com/salt-cove-bremer-bay/>):

Asked how Salt Cove might evolve in the years ahead, the Owner responded: **"With 100 acres on offer, I just see the site opportunities as endless. Every year, we are adding more on-site photo locations, meandering paths, and adding to the event lawn with tiers, stairs and platforms. There is an old house on site that we would love to rescue eventually and have as an option for bridal parties."**

The proposed toilet block includes sufficient fixtures, as noted by the applicant, to service **up to 250 patrons**. This exceeds the stated maximum site capacity of 120 guests (or even 140 for weddings). Why are facilities for 250 patrons being installed now if the guest numbers are being capped at 120 or 140?

We call on the Shire to require the Applicant to remove all references to future plans for the site, including caravan sites, a central facilities/stage area and accommodation chalets, and to resubmit so that there is absolute clarity about what is actually being applied for. More importantly, we again formally call on the Shire to reject this application in its entirety.

Please let me know if you have any further queries or would like to discuss any of my points further

Regards

Simon Yeo
37 Magpie Rise
Bremer Bay

Subject: Objection and Suggestions – Proposed Weddings & Short-Stay Accommodation Development Application – 43 Horse Hill Road, Bremer Bay

Dear Richard and Councillors,

We are residents of the Bremer Bay / Point Henry Peninsula who highly value the area's quiet and natural character.

Our dwelling is one of those identified in **Appendix D2** as being directly impacted, to the same degree as other nearby properties already contacted by the Council. We therefore request that our objection be formally registered.

The **Shire of Jerramungup Local Planning Scheme No. 2** designates the Point Henry area for “low-impact rural-residential retreats that minimise effects on the landscape and vegetation, while balancing fire management to ensure a safe environment”.

This proposal for intensive commercial-scale weddings and short-stay accommodation directly conflicts with that intent. It introduces higher-intensity land use, elevating risks in an already high bushfire-prone area, generating significant noise (as previously experienced over the last 3 years from events on the site and detailed in three unanswered letters to the Council), necessitating vegetation clearing, straining septic absorption systems, and disrupting the peaceful rural-residential amenity—while setting an undesirable precedent for future intensification.

We are particularly concerned that the master plan in **Appendix D3** indicates potential evolution into higher-density accommodation (e.g., caravan park-style), which would be entirely inconsistent with the Scheme's low-impact vision, the **Point Henry Limited Rural Strategy**, bushfire planning requirements, and other related policies. We therefore recommend that the Shire prevent this proposal and any future higher-density residential or commercial uses on the site.

Additionally, the application provides insufficient or questionable information to adequately address critical matters, including: (i) protection and retention of remnant vegetation; (ii) limiting environmental conflicts arising from effluent disposal, water supply, and servicing capabilities; (iii) effective noise management; and (iv) minimising fire risks to guests and neighbours through a robust, high-standard Bushfire Management Plan (BMP).

Much of the data presented appears conflicting, unsustainable, inaccurate, deceptive, or non-compliant with relevant standards.

We further note that 43 Horse Hill Road remains zoned **Rural** (low-intensity use), despite representations at the time of its last sale that rezoning to Rural-Residential would occur—this has not eventuated. Moreover, the site has apparently operated wedding functions and camping for up to three years without approval, suggesting the

current commercial activities are already non-compliant and indicative of an approach outside the planning rules.

Given the significant adverse impacts of such a major development on the wider community, we strongly suggest:

- Broader consultation to enable input from more residents; and
- An extension of the submission closing date to facilitate wider engagement.

A development of this scale would likely require multiple access points/egresses, which we consider unfeasible without substantial disruption to the rural-residential character and amenity of neighbouring properties. We therefore oppose any vehicle access via Magpie Rise or the creation of roads along the northern strategic firebreak. All traffic must remain strictly restricted to 43 Horse Hill Road.

In summary, we respectfully urge the Council to:

1. **Reject the proposal**, as it fails to align with the Scheme's rural-residential intent and related policies (including the Point Henry Limited Rural Strategy and bushfire planning requirements).
2. **Extend the submission period and broaden consultation** to encompass the wider Bremer Bay community.
3. **Restrict all traffic and access** to 43 Horse Hill Road only (excluding Magpie Rise and the northern firebreak) to protect the character and amenity of neighbouring rural-residential areas.

Thank you for considering our concerns and for your commitment to safeguarding the special qualities of our area.

Regards,

Paul Audin and Christine Soulier

11 Magpie Rise

27 February 2026

Mr Richard Hindley
Manager of Development
Shire of Jerramungup WA 6337

Dear Richard

PROPOSED RECEPTION CENTRE & 10 TOURIST ACCOMMODATION (ECO TENTS) AT 43 HORSE HILL ROAD BREMER BAY WA 6338. NEIGHBOURS COMMENT SOUGHT.

Thank you for the opportunity to comment on the above proposal and for including a copy of the plans as an attachment named PDF A81343 consisting of 4 pages; Page 1. Shire of Jerramungup cover letter inviting our comment to the proposal, Page 2 'DA for Weddings & Accommodation – Appx.D3: Master Plan' MAP only, Page 3. Echo Structure floor plan drawings AA10, Page 4. DA for Weddings & Accommodation – Appx.D5: Toilet Block Plan Set. We will be commenting on what we have received from you, via email, on 9 February 2026.

Both Peter and I reside at 25 Osprey Court Bremer Bay WA. We are a boundary neighbour to 43 Horse Hill Road Bremer Bay WA.

I thank the owners of this business proposal, Isaac and Brodie Baum, on their ongoing communication with all the boundary neighbours and a willingness to hear our concerns or suggestions.

As retired farmers, we enjoy the quiet and private property we have invested in, as our home. In the past the Baums have been running their business 'Salt Cove Bremer Bay - Destination wedding location in Bremer Bay, Western Australia', approved by the Shire of Jerramungup. We have no objection to this current business they are conducting.

I did speak briefly with Brodie about their idea and the need to expand and provide luxury and alternative accommodation choices to complement their already established business. I identify with this aspiration as well as the opportunity of promoting a Yoga retreat/event facility, when weddings were not in the schedule, as outlined in the proposal 'PROPOSED WEDDINGS & SHORT-STAY ACCOMMODATION DEVELOPMENT APPLICATION TOWN PLANNING REPORT 2 FEBRUARY 2026' Planning Outcomes WA town planning, urban design, landscaping + appeals Tourism Council Western Australia, comprising of 34 pages - Which we did not receive from you or the Shire of Jerramungup, and so can only comment on the attachment PDF A81343 that we received via email on 9 February 2026 that does not mention any of the scheduling of events and nature of the proposal brief.

Considering the map that was provided, 'DA for Weddings & Accommodation – Appx.D3: Master Plan', while I see no reason to object to the construction of 10 Echo Tents, where they are situated on the property, Peter, however, has a strong objection to the 10 Echo Tents mainly on the grounds of extra people on the property and the increased fire risk associated with this kind of structure.

Along with this we understand the need to supply a reception venue however, no information has been supplied so we cannot comment on this. In saying that, for basic sanitation needs when large groups gather, we identify the need for the demountable ablution facility and hence do not object to this upgrade as noted on 'Page 4. DA for Weddings & Accommodation – Appx.D5: Toilet Block Plan Set'.

We do however have great concern for the future development of the business as outlined on the map, 'DA for Weddings & Accommodation – Appx.D3: Master Plan'. These developments have not been presented in the proposal sent to us on 9 February 2026, but they are noted on this map, and therefore we will comment on this.

- **Twelve caravan bays and 3 possible future stages.** We would not support the implementation of a caravan park-up facility or stages- presumably catering for events and the like (no clarification outlined; therefore, we cannot disregard music concerts). The logistics of running this type of business at Point Henry would need a far more extensive proposal with all the approved licences, management plans, and local and federal government policies that safeguard human life, dictate infrastructure requirements and standards e.g. building structures, waste, power, water, occupational safety and

health and seek environmental approval etc. These proposals are usually advertised to the broad community for public comment.

- **Extend road Magpie rise to Short Beach and emergency destinations.** We have noted that on the map, 'DA for Weddings & Accommodation – Appx.D3: Master Plan', there is a gate and extension to the road from 43 Horse Hill Road that leads onto Magpie Rise (a cul-de-sac or dead-end street with a rounded, circular end designed for vehicles to turn around) to allow for access with a notation arrow on the map, 'to Short Beach and emergency destinations'. We strongly object to any access from the property, 43 Horse Hill Road to Magpie Rise by any means; foot, bicycle, horse, motorcycle, vehicle or the like, unless, in an emergency evacuation procedure. The main gate and only gate should be the access point to the location as designated by Landgate, Western Australia.
- **The fire risk and open flame activities such as bush fire's, campfires, fire pits, cooking on coals and open gas BBQ's, even during cooler weather after a dry summer.** There is only one road that connects Point Henry and the surrounding locality to the townsite of Bremer Bay. An extensive evacuation and fire management plan would have to be professionally presented with all the appropriate government and volunteer emergency services approvals, conditions and guidelines. Many of the tourists that visit Bremer Bay are not familiar with the local fire risk or management procedures, nor do they have local knowledge of the terrain, should a dangerous/hazardous event of this nature occur.
Furthermore, signage at the one and only main entrance leading off Horse Hill Road, should have clear bold information stating NO open flame. In our opinion cooking on the property should be within a closed facility e.g. a kitchen within a dwelling or within a closed stainless steel gas BBQ, as found in many parks around Australia.
- **Privacy.** I have spoken to Brodie about our concern with people using the firebreak joining both of our properties, for their own recreational use. The Baums share our concern and would like this to be addressed along with all the property owners in the area. We continue to work with the Shire of Jerramungup on this issue with positive results.
The fire breaks are on private land and are there for emergency access only. In stating this, we are not supportive of the pedestrian pathways on the map, 'DA for Weddings & Accommodation – Appx.D3: Master Plan', that lead onto the fire breaks. It is the nature of humans to become curious and explore. Visitors to the area may not realise these pathways lead onto the neighbouring properties. I would much rather the pathways loop internally around the property or alternatively lead onto Crown land that borders between the property and the coastline at Point Gordon.
- **Increased traffic and visitors staying for extended periods of time.** Horse Hill Road is a gravel road. The dust and noise would be of great concern regarding the increased flow of traffic coming and going from the property over a 24-hour period. Horse Hill Road would have to be bituminised and curfew opening and closing hours of the business, would have to be applied to respect the ... 'ambience of the neighbouring property owners' as stated in the Shire of Jerramungup Town Planning Scheme 2 -That an objective of the Rural-Residential zone at Point Henry is to ...'Facilitate the creation of quality rural-residential retreats in a scenic area.'
'A retreat is a quiet, isolated place that you go to in order to rest or to do things in private'. Collins Online Dictionary. This is the common definition of the word 'retreat', and I presume the intention of the Shire of Jerramungup's Town Planning Scheme 2, regarding Point Henry Rural-Residential zoning.
- **Precedent.** Considering there are other rural-residential properties within the Point Henry locality, we are concerned that they too could apply for commercial ventures of a similar nature, which would then be detrimental to the philosophy intended for those residing at Point Henry, and place more stress on an already fragile environment and rural town, with limited capacity to maintain basic service demands.

- **Local amenities and services.** The increased demands on volunteer emergency services, health and welfare needs, domestic infrastructure e.g. water, electricity, waste and roads etc. in a rural town with a limited capacity to manage the increased visitor population, over many months of the year, is of paramount importance. It is how our local government establishes local laws and policy and manages progress that needs to be well researched, professionally considered, well outlined and scrutinised by local government staff, the local community and the broader public.
- **Environmental impact.** With the weather patterns changing, the pristine coastal and inland areas are becoming increasingly vulnerable. It is a known fact that species of fauna and flora are steadily becoming threaten within our region. And after the recent fires in the Fitzgerald and broader surrounds in the Southeast/west and Great Southern, habitats have been destroyed and this is becoming more frequent and evident. Again, with an increase in the demographic to accommodate large 'tourism based' proposals, the environmental aspects must meet state and federal legislation and undergo an extensive consultation and education period, before any commercial operation is approved by the appropriate agencies, all those possibly impacted and the community.
- **Insurance liability.** We are concerned with the potential increase in the premiums of personal house and contents and public liability insurance cover to the owners who boundary commercial venues and whose property is utilised as an emergency access only along a shared fire break. Point Henry and Point Gordon Peninsular is now a known fire hazard. Therefore, any commercial venture allowing multiple people to stay overnight on Point Henry and Point Gordon Peninsular will no doubt drive up insurance underwriting. This concerns us and it will no doubt be on the mind of every property owner and business owner just how much cost will be involved in taking out insurance for the obvious reasons stated in our comments in this proposal.

In conclusion.

We support the current Shire of Jerramungup approved business 'Salt Cove Bremer Bay - Destination wedding location in Bremer Bay, Western Australia', at 43 Horse Hill Road, Bremer Bay WA.

We identify the need for the demountable ablution facility and hence do not object to this upgrade as noted on 'Page 4. DA for Weddings & Accommodation – Appx.D5: Toilet Block Plan Set'.

We do not support any further noted proposals on map, 'DA for Weddings & Accommodation – Appx.D3: Master Plan', supplied in the documentation sent to us via email on 9 February 2026 for comment.

I, Michele, support the construction and management of 10 Echo Tents to compliment the already existing business if, there is an absolute majority vote cast, in favour, by the current council of the Shire of Jerramungup regarding the Town Planers report and recommendation on the, '**PROPOSED RECEPTION CENTRE & 10 TOURIST ACCOMMODATION (ECO TENTS) AT 43 HORSE HILL ROAD BREMER BAY WA 6338**', at the scheduled council meeting of the Shire of Jerramungup.

Thank you for inviting us to comment.

Kind regards,



Peter and Michele Brown
25 Osprey Court
Bremer Bay WA 6338
0429637228

Signature of Peter Brown

PROPOSED WEDDING VENUE AND SHORT STAY ACCOM**No.43 (Lot 112) Horse Hill Rd, Bremer Bay****OBJECTION TO PROPOSAL****1. ADVERTISING TOO LIMITED:**

As I understand it, only the immediate neighbours of this proposal have been contacted by the Shire of Jerramungup for comment. The problem here is obvious: complaining neighbours are often perceived by council and administrative tribunals as NIMBYs - not in my backyard types – “those types don’t want any form of development next door”.

A development such as this, that will have commercial impact on other businesses in the locality should be broadcast more widely.

A development such as this that will have an impact on community bushfire safety should be broadcast more widely.

2. NAME OF THE APPLICATION ‘WEDDING VENUE’ IS MISLEADING.

After correspondence with the shire planner I have learnt that this development application is actually for 10 so-called ‘eco tents’, a prefab toilet block, a bushfire shelter, pergola and workers accommodation. This does not constitute a typical wedding venue - to name it as such is a misrepresentation and will lead people to believe this proposal is for something that is well mannered and that is fulfilling a need in Bremer Bay.

3. FUTURE BUILDINGS AND USE

Regarding those items on the site plan that are labelled ‘future building or use’ - the Council needs to advise the applicant that either:

A, None of those ‘future’ elements can be assessed - and therefore they need to lodge a new site plan and application to be presented to neighbours and the community for a better informed comment. Or;

B. That the proponent prepare a different application seeking ‘Approval in Principle’ for the future elements of development.

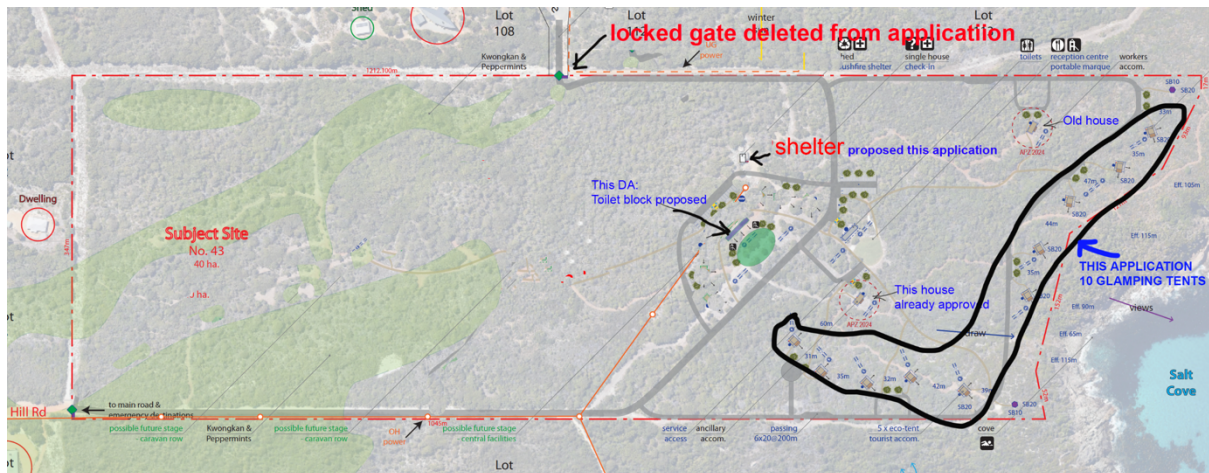
Due to the lack of clarity here, If council approves this application based on the presented information then the proponent could misunderstand this as being a formal ‘in-principle approval’ for all those ‘future’ items depicted on the site plan.

4. THE APPLICATION DOES NOT SOLICIT INFORMED COMMENT.

Not only does the application include ‘future’ elements, the legibility of the graphics on the site plan is very poor and therefore misleading.

To learn that the shire's town planner has now 'deleted' elements from the application such as:

- the locked gate on Magpie Rise,
- the internal road network in the western half of the site
- 6 eco tents shown around the toilet block
- All 'future buildings or use' items.



Above image is Ian Weir's photoshopped site plan. From my conversations and email correspondence with the shire planner, this is actually what is proposed in the development application. But perhaps not – so what is actually proposed in THIS application?

All this uncertainty increases the ambiguity on the illegibility of the entire application - to the point that this administrative process is quite dysfunctional.

The application must be sent back to the proponents for revision. If council instead approves the application with written conditions, then that will be a miscarriage of the planning process because those conditions will need to be of such magnitude that they could not reasonably be envisaged by those currently making comment upon the Council-supplied information and within the advertising period.

5. BUSHFIRE SHELTER POORLY DESCRIBED:

There are no plans or elevations included for the on-site bushfire shelter (this application - not a future use) – the Bushfire Management Plan makes reference to an existing shed but this respondent does not believe that this is anywhere near large enough to accommodate all the guests and staff in a bushfire emergency.

The site plan is misleading as it depicts the bushfire shelter as a small structure. Visualise here instead - what one would expect for a fit-for-purpose bushfire shelter for 100-200 people - a medium sized agricultural machinery shed - or say 3-4 times the area of the proposed toilet block.

Under state planning policy 3.7, on-site bushfire refuges must be engineered by a specialist fire engineer – so this casts doubt on whether an existing shed (regardless of size) could be made fit-for-purpose as a bushfire shelter.

6. ON-SITE BUSHFIRE SHELTER DANGEROUSLY SITED:

The on-site bushfire shelter is mandatory (under SPP3.7) for such developments where the accommodation might be destroyed in a bushfire - which is the case here with the proposed ecotents. The vulnerable use here is the accommodation of the tents - not the two houses (which must have BAL-29 APZ's) and yet the bushfire shelter is located many 100's of metres from the tents. Some tents being almost half a kilometre from the fire shelter!

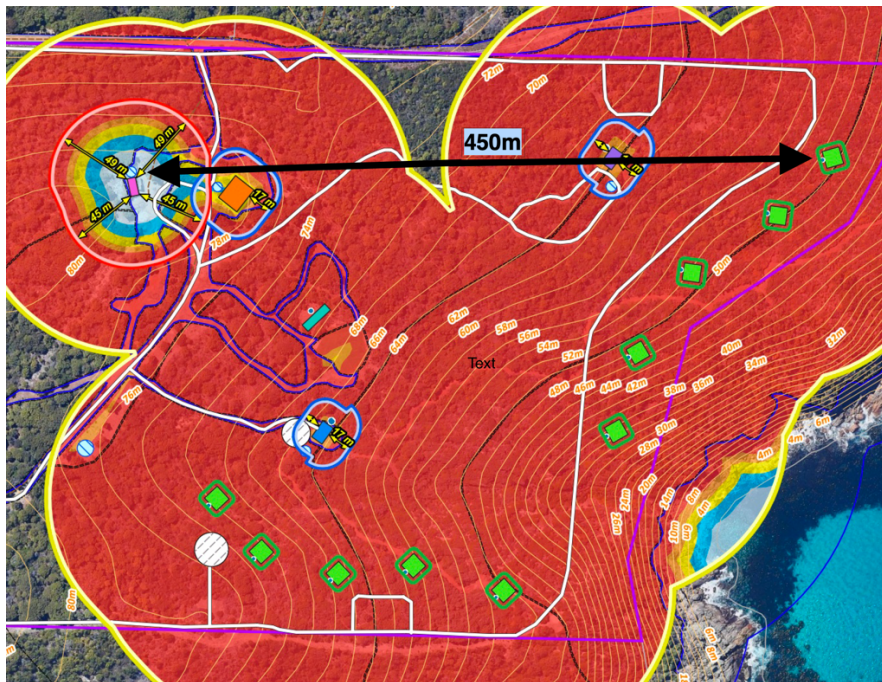


Image above: Excerpt from the applicant's BMP showing ecotents being 450m from the bushfire shelter.

This plan also confirms that all ecotents are to be in **unmanaged BAL-FZ sites – that is, the most dangerous sites in which to live and camp.**

When we consider this so-called Bushfire Management Plan in the following context:

- many guests – at a venue of this nature - would be toddlers, or elderly or inebriated.
- they have the traverse steep rocky and thickly vegetated terrain going uphill to get to the shelter;
- Significant wildfires on Point Henry have been caused by lightning strikes, then winds driving the fires east (not west) - regardless fire can come from any direction including the eco tents themselves;
- Camping (which is what this is) in bushland areas presents its own risks regarding unauthorised and poorly managed campfires.

In this context, the utility of the Bushfire Management Plan is highly questionable – it does not even pass the ‘pub test’.

7. APPROVED VULNERABLE USE ECO-TOURISM DEVELOPMENTS ARE NOT A PRECEDENT

People of all ages and physical capabilities will be attracted to this accommodation - especially if this caters for weddings. The type of use here is quite unlike that where similar vulnerable use ecotourism facilities have been developed in bushland areas, that is: guests here are not fit, adult bushwalkers trekking overland, but rather, are more likely to include the inebriated, the elderly, and young toddlers.

Therefore, as a first principle, there needs to be much closer co-location between the tents and the shelter and possibly a number of shelters.

8. ESSOTERIC & INCONSISTENT INFORMATION PRESENTED

The State-mandated asset protection zones around the shelter, the tents and other habitable structures are not shown on the site plan.

One has to be familiar with reading Bushfire Management Plans to make a judgement on how much environmental impact such a development will have. Council therefore needs to delay decisions on the proposal until comprehensive and *consistent* information is presented to the community for comment.

9. COMMUNITY BUSHFIRE SAFETY IS COMPROMISED

It is acknowledged that under the TPS it might be possible for the landowner to subdivide this property to produce say 10 lots at 4 ha each (10 acres) as per the pattern of rural residential development across Point Henry. Ultimately that could realise 10 homes with another 10 ancillary accommodations.

Thereby the 100-acre property might accommodate similar numbers of people and car movements to the current proposal (if we include the ‘future uses’).

However, such a development would have to satisfy mandatory requirements of SPP3.7 Planning for Bushfire Protection and each home would have to have 10,000 litres of standing water, formed roads with fire breaks and so on. So, with a rural residential pattern of development there would be 100,000 litres of water dedicated to fire fighting.

10. EFFLUENT DISPOSAL NOT PRESENTED.

Each ecotent – as shown on the plans - has a toilet, shower and wash area. So each will generate waste water of a volume comparable to a typical small house. This effluent needs to be treated on site, and as the application documents show (“Wastewater ATU .pdf”), they will require significant earthworks, but these disposal areas are not shown on the plans.

SUMMARY

This is a poorly presented and misleading application. For Council to send this out to neighbours' for comment in its current form is, frankly, disrespectful!

This application should be rejected in its entirety – without conditions.

This whole process reads like the applicant could not be bothered consulting the shire and fire authorities in advance and so they just cobbled together some docs and lodged the application to draw out objections. After all such land uses are not even permitted in the Shire's own Town Planning Scheme.

They should know in reading this that I feel used!

Do what everyone else does – commission a credible designer, consult with all the relevant parties and put a considered application together from the get go.

Dr Ian Weir PHD
Weir Architects Pty Ltd
35 McKenzie Street WEMBLEY WA
(Landowner Point Henry)